

1500 Waltham Way

MCCARRAN, NEVADA

596,400 SF
For Lease



- **Delivery date** of Q1 2022
- **Demise-to-suit** tenant requirements
- **Highly expandable** car or trailer parking
- **Painted white metal decking** vs OSB
- **Insulated sandwiched** concrete panels
- **100% concrete** truck courts and drives

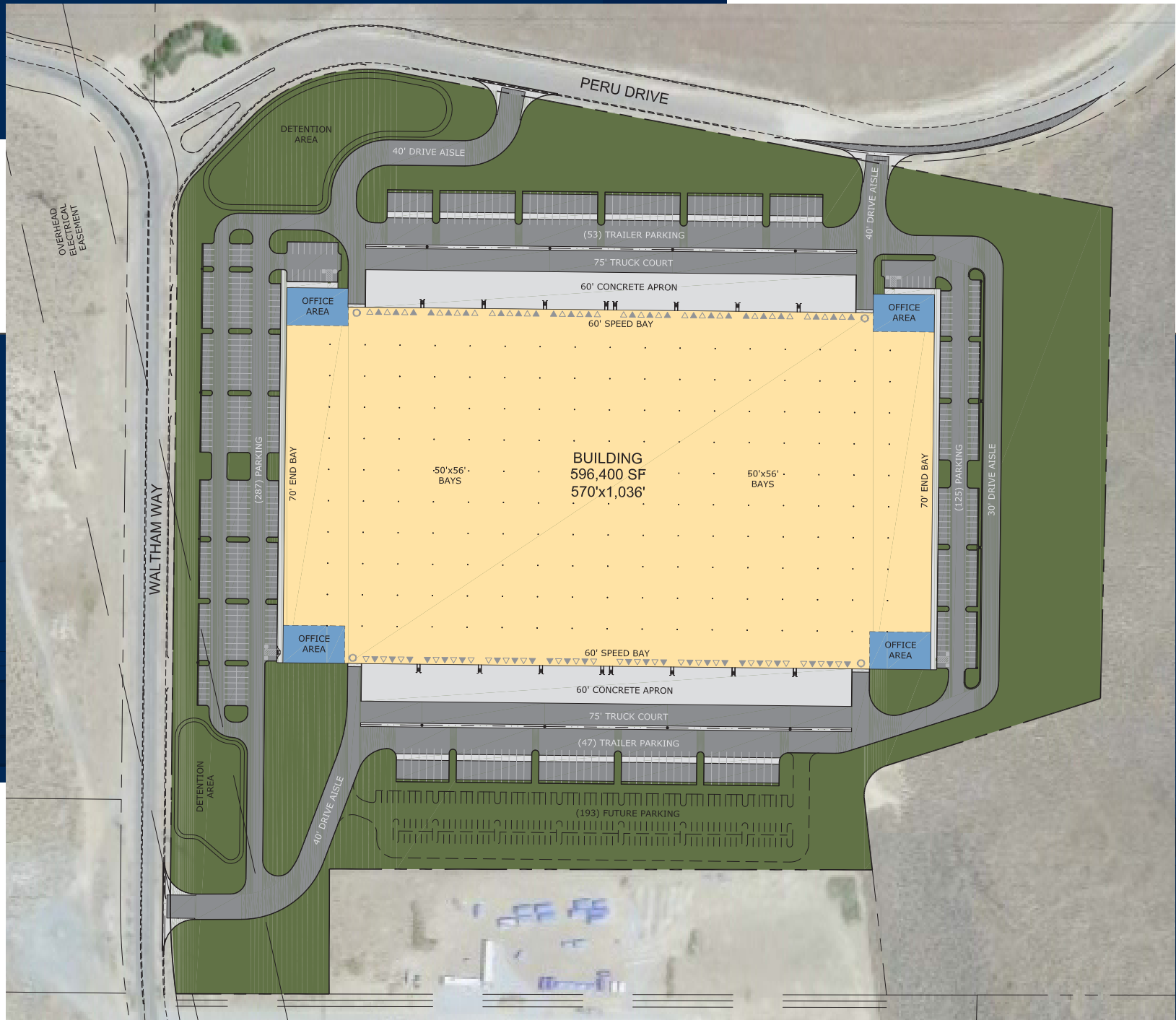


CBRE

PROPERTY HIGHLIGHTS

Square Feet	596,400 (DIVISIBLE)
Building Dimensions	1036' x 570'
Construction Type	Concrete Tilt-Up
Acres	39.64
Zoning	Industrial
Configurations	Cross Dock
Office	BTS
Clear Height	36'
Sprinklers	ESFR
Power	4,000 amp, 480/277 volt, 3 phase
Column Spacing	56' x 50' typical with 60' speed bays
Floor Slab	7" 4,000 psi
Warehouse Heat	80/20 outside air roof mounted, gas fired make-up air units.
Lighting	LED fixtures on motion sensors. 30 ft candle above 36" unobstructed.
Dock Positions	96 dock doors with vision panel, Z guards and bumpers.
Dock Equipment	48 doors additionally outfitted with 40,000 lbs. levelers and seals.
Drive In Doors	4 doors 14' x 16'
Trailer Parking Spaces	100 additional available, see site plan
Auto Parking Spaces	374 additional 183 could be available, see site plan
Access Points	3 access points





RENO/SPARKS

FedEx
Ground

INTERSTATE
80

1500
WALTHAM WAY

WALTHAM WAY

PERU DRIVE





CONTACT

GREG SHUTT | Senior Vice President

CBRE | Industrial & Logistics

License No. BS.0046346

6900 S. McCarran Blvd., Suite 3000 | Reno, NV 89509

T 775 823 6923 | F 775 356 6181 | C 775 250 3069

greg.shutt@cbre.com | www.cbre.com

1500 Waltham Way

MCCARRAN, NEVADA

CBRE



WWW.MOHRCAP.COM

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_August2021