

FOR SALE >

Crossroads Commerce Center

FERNLEY | NEVADA



LAND PRICE:

\$1.95/SF/over 5 acres

\$2.25/SF/5 acre parcels

1 - 500± Acre Industrial & Commercial Sites Available

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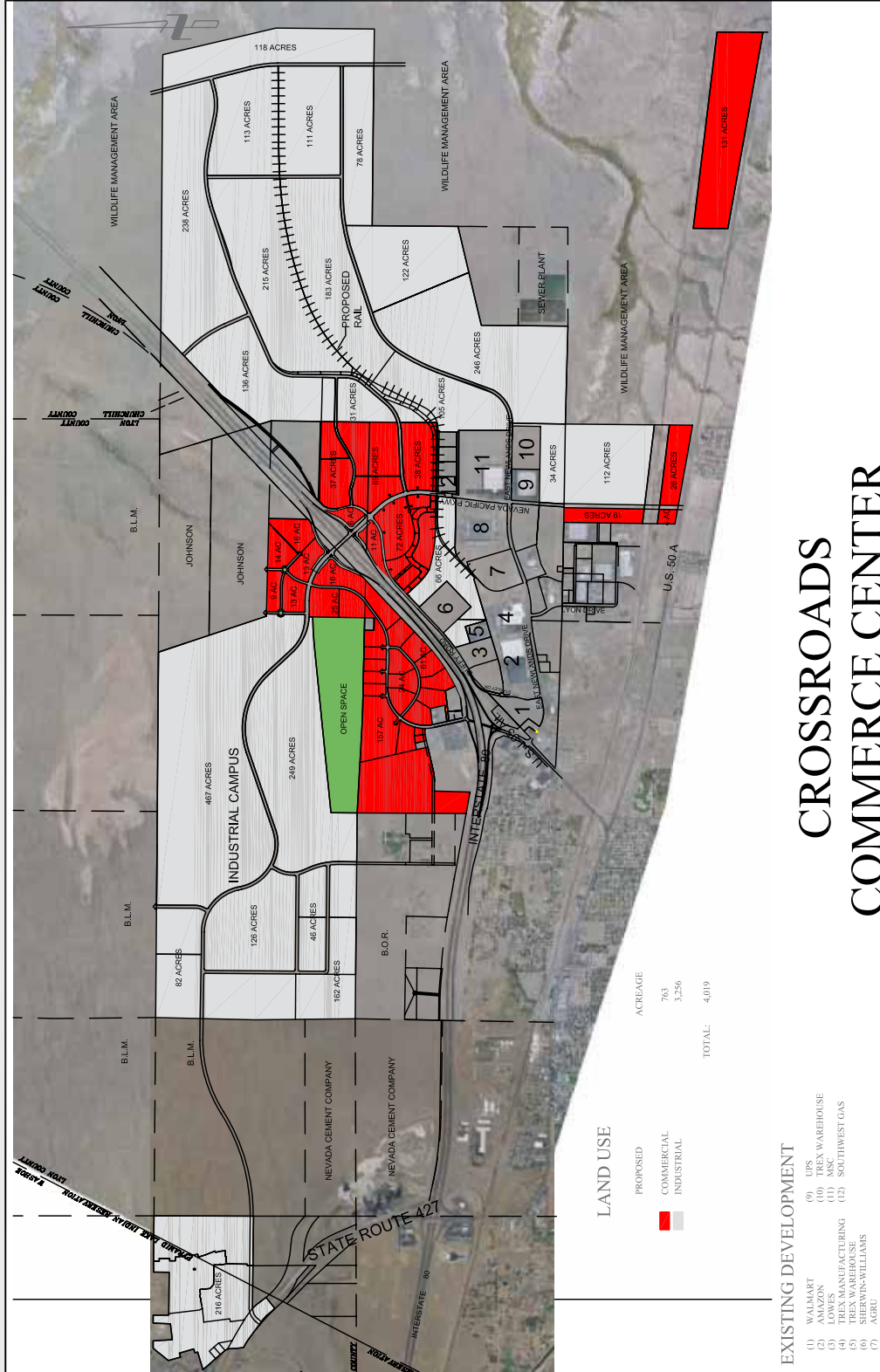
Master Planned Industrial and Commercial Community with Full Design Guidelines and CC&R's

PROPERTY HIGHLIGHTS:

- > 3,644 +/- acres with 1-500± Acres Sites available
- > Developed for large land users
- > Rail service available by both UP and BNSF railroads
- > Adjacent to I-80, the major East-West trucking arterial highway with two Interchanges
- > Serviced by UPS, FedEx and other carriers
- > Business friendly environment
- > Ready available labor force
- > Flat topography with excellent soils
- > Right-to-work state
- > Utilities provided by: City of Fernley Water & Sewer, Southwest Gas & NV Energy
- > Wade Development has an 18 year history with all the entities needed to complete the necessary infrastructure on time and under budget



SITE PLAN



CROSSROADS COMMERCE CENTER

WHY IS NEVADA A GREAT PLACE TO RELOCATE A BUSINESS TO?

- > Over the last few decades, the Reno/Sparks area has become known for much more than just gaming. Several prominent corporations have relocated to the area. INC Magazine rated the Reno/Sparks area as the sixth best locations to do business for mid-sized cities.
- > Nevada's tax structure continues to be one of the least burdensome in the country, allowing both business and employees to flourish.

> Nevada does not have:

- Corporate Income Tax
- Unitary Tax
- Inventory Tax
- Estate and/or gift tax
- Personal Income Tax
- Franchise Tax
- Inheritance Tax

> Operating Benefits of doing business in Nevada include:

- Strategic location
- Diverse labor market
- Entrepreneurial services and support
- Urban, suburban, rural living options
- High quality of life



All eleven western states can be reached in 24 hours via truck service

The population of the Reno/Sparks area, as of 2010, was 421,207. The average annual growth rate from 2000-2007 was 2.79%. Additional, detailed geodemographic information is available from the Center for Regional Studies, University of Nevada, Reno.

For more information,
please contact:

**COLLIERS
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