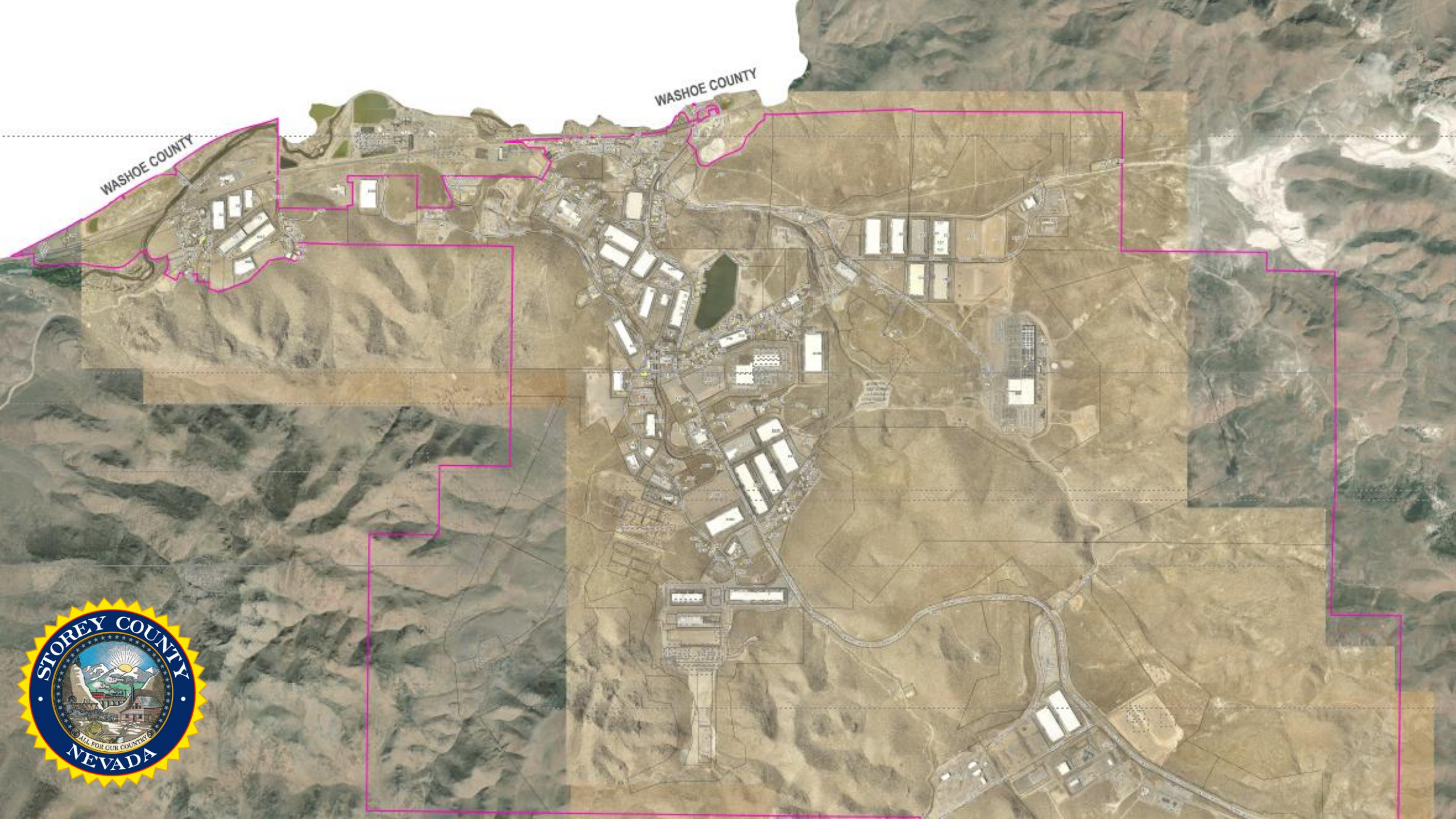


TAHOE-RENO INDUSTRIAL CENTER

STOREY COUNTY NEVADA



**BOLD IDEAS THAT
BUILD NEVADA**



WASHOE COUNTY

WASHOE COUNTY





Nearly 160 years ago, the Comstock Lode attracted entrepreneurs and dreamers to Nevada in pursuit of fortune.

Today, Storey County continues to drive economic growth, playing a key role as home to the Tahoe-Reno Industrial Center (TRI-Center).

The TRI-Center is the global example in how industry and government can work hand-in-hand to build economic prosperity.





107,000 ACRE
INDUSTRIAL PARK

70,000 BUILDABLE
ACRES

PRE-ZONED HEAVY
INDUSTRIAL



We house some of the most dynamic companies in the world and our unique development approach supports efficient construction and 24/7 operations.

Our 107,000-acre park is matched by our level of service in supporting your business from planning, construction and active operations.





#1 IN SPEED TO VERTICAL





GUARANTEED
GRADING PERMIT
WITHIN 7 DAYS

GUARANTEED
BUILDING PERMIT
WITHIN 30 DAYS



NEVADA'S FAVORABLE TAX CLIMATE

- ▶ No corporate income tax
- ▶ No inventory tax
- ▶ No franchise tax
- ▶ No personal income tax
- ▶ No inheritance tax
- ▶ No estate tax
- ▶ No unitary tax
- ▶ No intangibles tax
- ▶ No capital gains tax
- ▶ [More Info On Our Website](#)



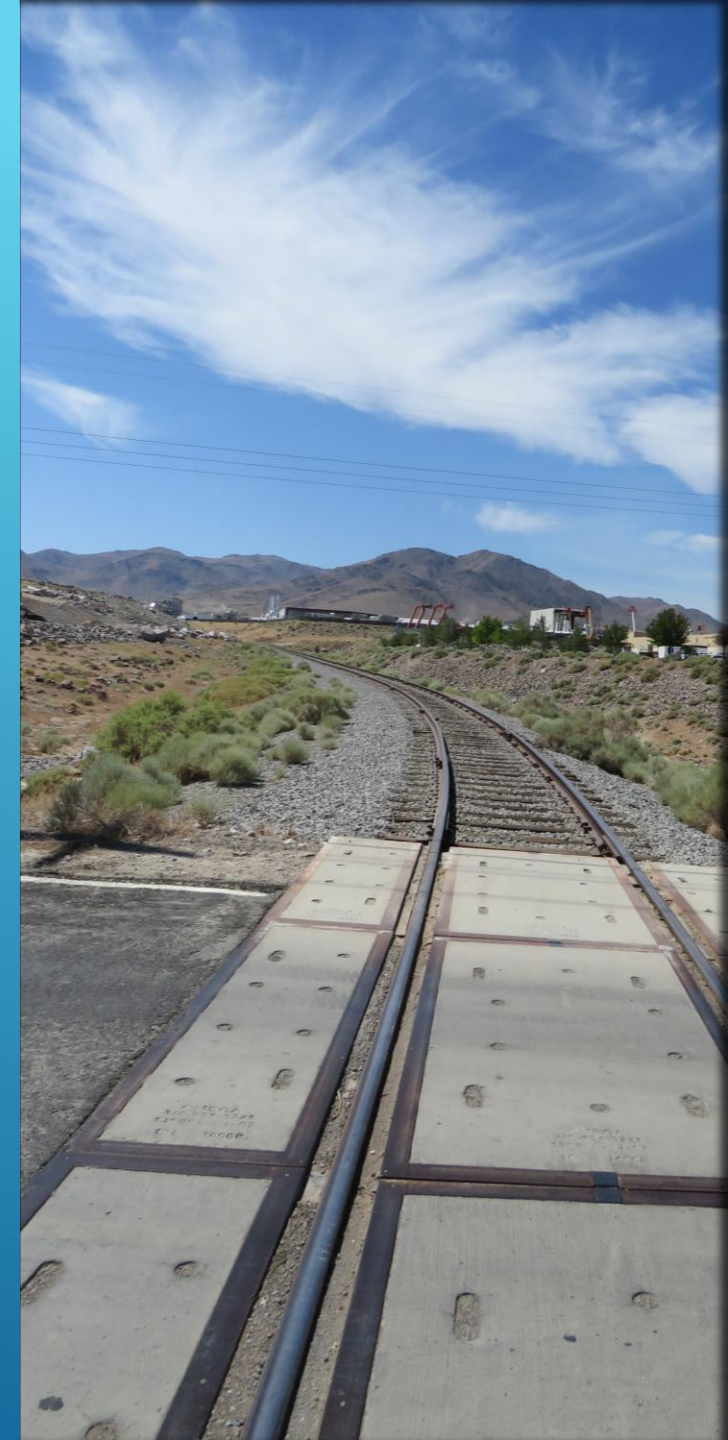


STOREY COUNTY

- ▶ Opportunity Zone Tax Benefits
- ▶ Easy access to Nevada's excellent air, rail and highway arterial infrastructure, with close proximity to major US markets and deep-sea ports
- ▶ Centrally located in western Nevada
- ▶ 1% franchise tax on electricity
- ▶ No state or local government development fees or exactions
- ▶ [More Info On Our Website](#)



- ▶ A Berkshire Hathaway owned power plant is located in the park
- ▶ Ample water rights secured and banked
- ▶ 12 Miles of dedicated frontage on the I-80 corridor and Union Pacific Intercontinental rail line, which is the central logistics corridor to and from the east coast
- ▶ All land in the development is owned free and clear





TRI Center's water and sewer services are administered by the Tahoe Reno Industrial General Improvement District (TRI GID).

An abundance of water is available from underground aquifers, pumped to multi-million-gallon storage units located at high elevations, providing ESFR pressure throughout the park.



BUSINESS DEVELOPMENT

Northern Nevada offers several development authorities dedicated to assisting new and expanding businesses. The Economic Development Authority of Western Nevada (EDAWN) and the Northern Nevada Development Authority (NNDA) play key roles in attracting and supporting companies by providing resources for site selection, workforce development, and business incentives.

Additionally, the Nevada Governor's Office of Economic Development (GOED) helps businesses navigate state-level programs, tax incentives, and funding opportunities.

These entities work together to create a pro-business environment that fosters innovation and long-term success.



WORKFORCE DEVELOPMENT

The University of Nevada, Reno (UNR) and northern Nevada's two community colleges—Truckee Meadows Community College (TMCC) and Western Nevada College (WNC)—have developed specialized workforce development programs to support the region's growing industries. These institutions collaborate with local businesses, including those at the Tahoe-Reno Industrial Center, to create training programs in advanced manufacturing, logistics, technology, and skilled trades. TMCC's Advanced Manufacturing and Robotics programs, WNC's Applied Industrial Technology courses, and UNR's engineering and business partnerships ensure that new and expanding companies have access to a well-trained workforce, helping drive economic growth in the region.



University of Nevada, Reno



**WESTERN
NEVADA
COLLEGE**



ADDITIONAL WORKFORCE DEVELOPMENT

EmployNV, along with Nevada JobConnect, Nevada Works, and the Nevada Governor's Office of Workforce Innovation (GOWINN), provides comprehensive workforce development services to employers in Northern Nevada. These agencies offer recruitment assistance, job postings, candidate screening, and hiring events to connect businesses with qualified job seekers. Employers can also access on-the-job training (OJT) programs, workforce training grants, and wage reimbursement incentives to offset hiring and training costs. Additionally, they provide labor market data, customized workforce solutions, and resources to support employee development and ensure businesses have access to a skilled workforce.





Small Strides Preschool, located in the TRI Center, provides a crucial service for employees working in the region. Their goal is to provide exceptional early childhood education and care for the working families within the TRI-Center.

To accommodate the unique scheduling needs and diverse work schedules of TRI-Center employees, this location offers a 7-days-a-week program with extended hours operating from 5 AM to 7 PM. The 12,000 sq. ft. building features 11 classrooms and a capacity for 170 students ranging in ages from six weeks to six years.

With TRI-Center being home to major companies and thousands of workers, access to quality childcare near their workplace offers convenience, peace of mind, and improved work-life balance. Small Strides helps parents stay focused on their jobs, knowing their children are in a safe, nurturing environment. This facility supports employee retention and productivity, making it an essential asset for businesses operating in the TRI-Center.

CHILD CARE FACILITY WITHIN THE TRI-CENTER

We take pride in our commitment to being readily accessible to meet the needs of the companies that partner with us. When you reach out, you can count on us to respond promptly and personally. We are eager to explore new opportunities and future partnerships with you. Let's start the conversation!



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