



Delivering Excellence at Mount Anderson

Mount Anderson at Echo — Reno, NV

Mount Anderson at Echo showcases Becknell Industrial's full-cycle development capabilities through a speculative warehouse project that overcame entitlement hurdles, complex site conditions, and utility coordination to establish a modern logistics facility in the Reno market. The 18.5-acre site continues Becknell's strategic growth in a high-demand region and launched a new joint venture with STAG Industrial.

To advance development along Mount Anderson Street, Becknell first secured approval to amend the Upland Industrial Association covenants. This milestone enabled entitlement and permitting for a non-traditional design that excluded frontage parking and trailer stalls. The City of Reno required enhanced building articulation, and Becknell held multiple pre-application meetings to meet design standards and obtain approval.

During site preparation, legacy subsurface issues arose due to unrecorded boring pits from prior developers. Becknell worked closely with geotechnical engineers and the sitework contractor to overexcavate and re-compact the site, ensuring structural stability without impacting the project schedule.

Construction also presented unique challenges. The facility's proximity to overhead utility lines owned by NV Energy required meticulous planning to satisfy both OSHA and utility safety standards. Becknell implemented strict jobsite protocols to ensure safe construction practices and long-term building compliance.

Despite the added complexity of mountain weather, the project progressed without major delays. The team absorbed multiple weather days without invoking the force majeure clause. The building was ultimately delivered on time and includes 52 dock doors, skylights strategically positioned for racking compatibility, and wood roof decking that supports seismic resilience and energy efficiency.

Initially pursued as a build-to-suit opportunity for TAKKT, the project pivoted to speculative development in response to shifting market demands. Located near US-395 and I-80, the facility benefits from regional connectivity to West Coast logistics corridors and is well-positioned for tenant attraction.

This project also marked Becknell's first collaboration with STAG Industrial, a Boston-based REIT. Their successful joint venture at Mount Anderson laid the foundation for future partnerships across multiple U.S. markets.

Becknell's delivery of Mount Anderson at Echo reflects our ability to navigate complex development conditions, overcome regulatory and physical site constraints, and forge long-term strategic relationships that fuel continued growth.