

**BUILD-TO-SUIT OPPORTUNITIES AVAILABLE**

*ANOTHER PROJECT BY:*

**LDK**  
VENTURES



**PIONEER**  
**LOGISTICS CENTER**

**SPARKS, NEVADA**

*EXCLUSIVE LISTING AGENT:*

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**CBRE**



# SITE PLAN SUMMARY



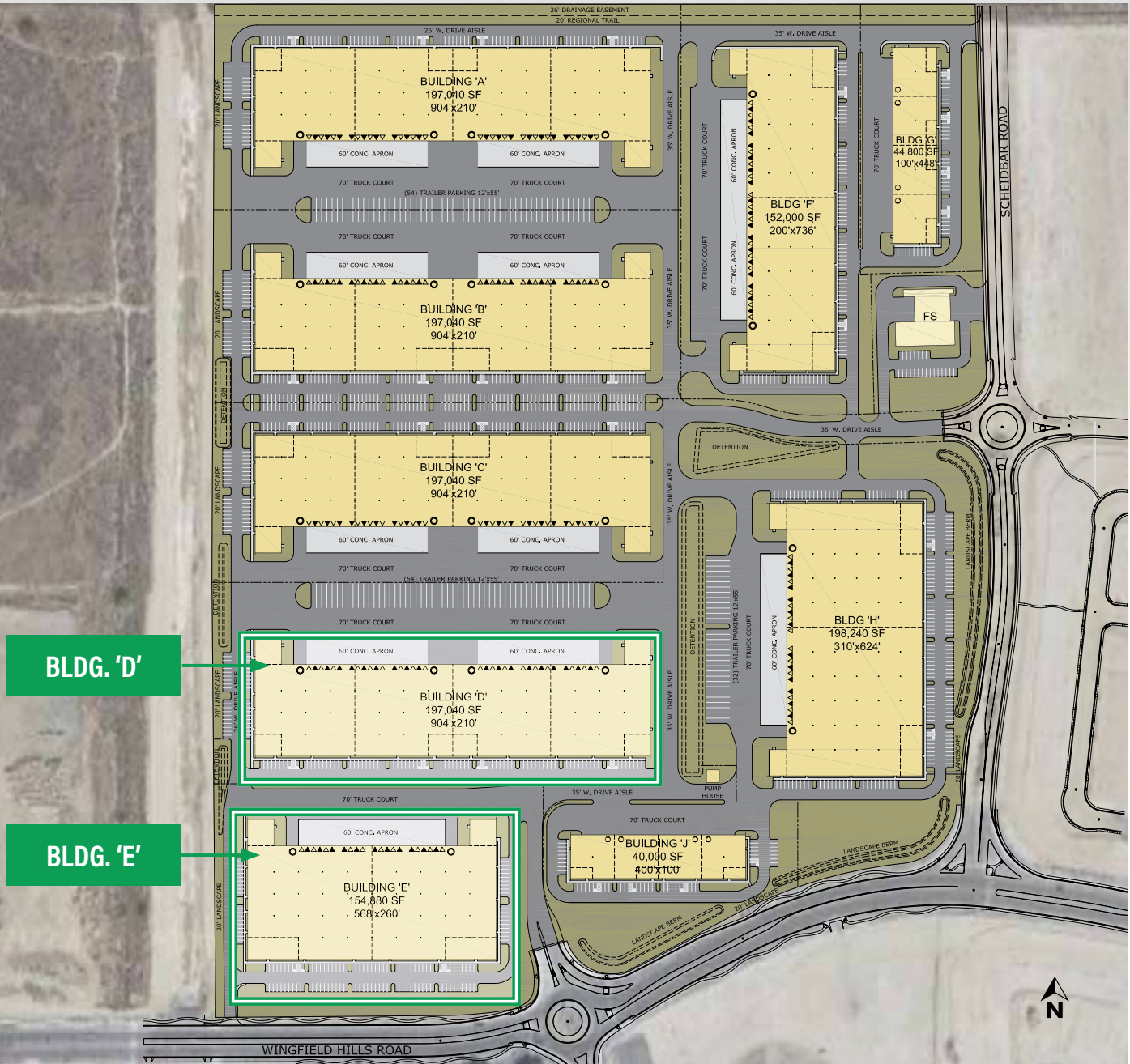
**PHASE 1** consists of **TWO BUILDINGS** in the Newest Multi-Building Industrial Park in Sparks, Nevada

**PERMITTED AND PAD READY, BUILD-TO-SUIT OPPORTUNITY**

- 1422 WINGFIELD HILLS RD. BUILDING D - ±197,040 SF
- 1402 WINGFIELD HILLS RD. BUILDING E - ±154,880 SF

**EACH BUILDING WILL HAVE:**

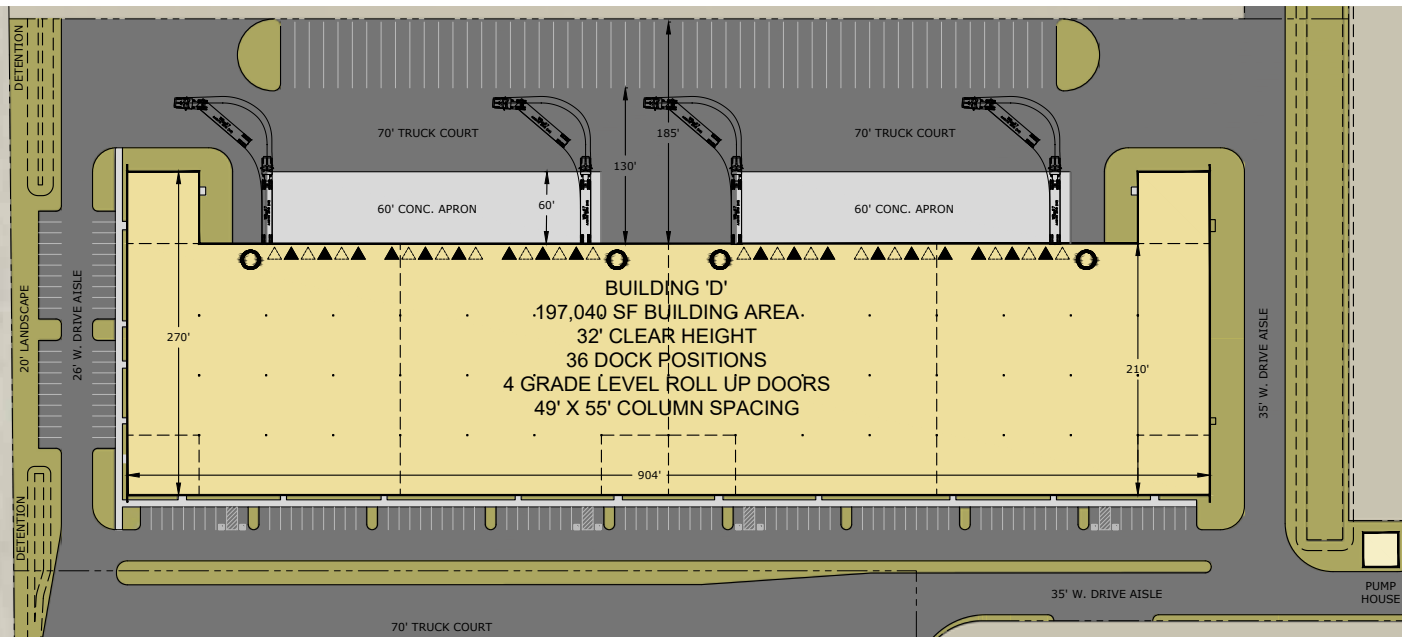
- Circular Site Flow
- 4,000 Amps of Power
- Ample Car Parking Stalls
- Shared Trailer Parking





# BUILDING D

## SITE PLAN



ALL MEASUREMENTS ARE APPROXIMATE.

## CONCEPTUAL ELEVATION



### BUILDING D - PERMITTED, PAD READY, BTS OPPORTUNITY

- ±197,040 TOTAL SF
- DIVISIBLE TO: ±46,200 SF



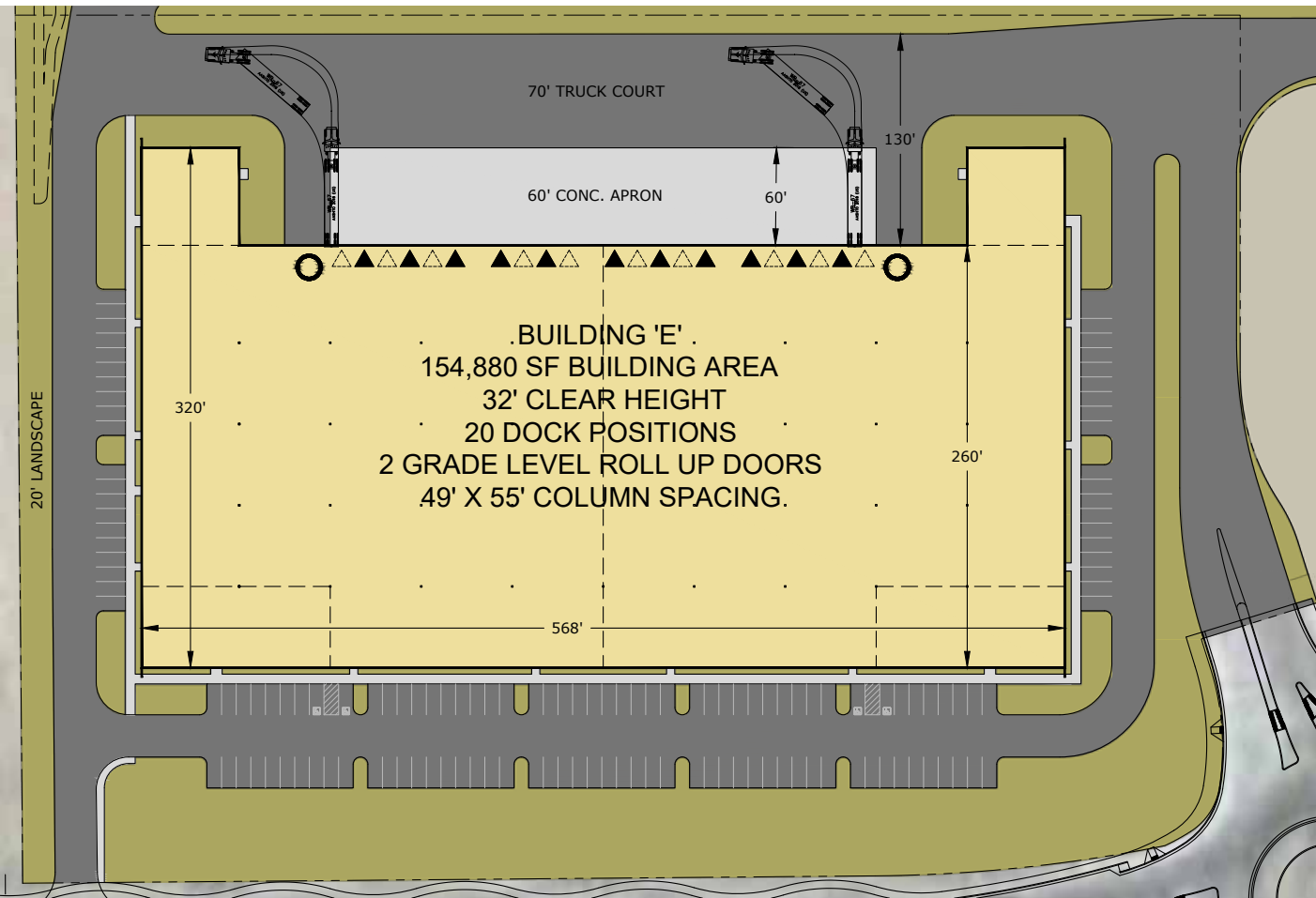
### SUMMARY

- Office: BTS
- Clear Height: 32'
- Dock Doors: 36 (9' x 10')
- Grade Level Doors: 4 (12' x 14')
- Column Spacing: 49' x 55'
- Trailer Parking Stalls: 54
- Auto Parking Stalls: 126
- Power: 4,000 Amps



# BUILDING E

## SITE PLAN



### BUILDING E - PERMITTED, PAD READY, BTS OPPORTUNITY

- ±154,880 TOTAL SF
- DIVISIBLE TO: ±77,440 SF



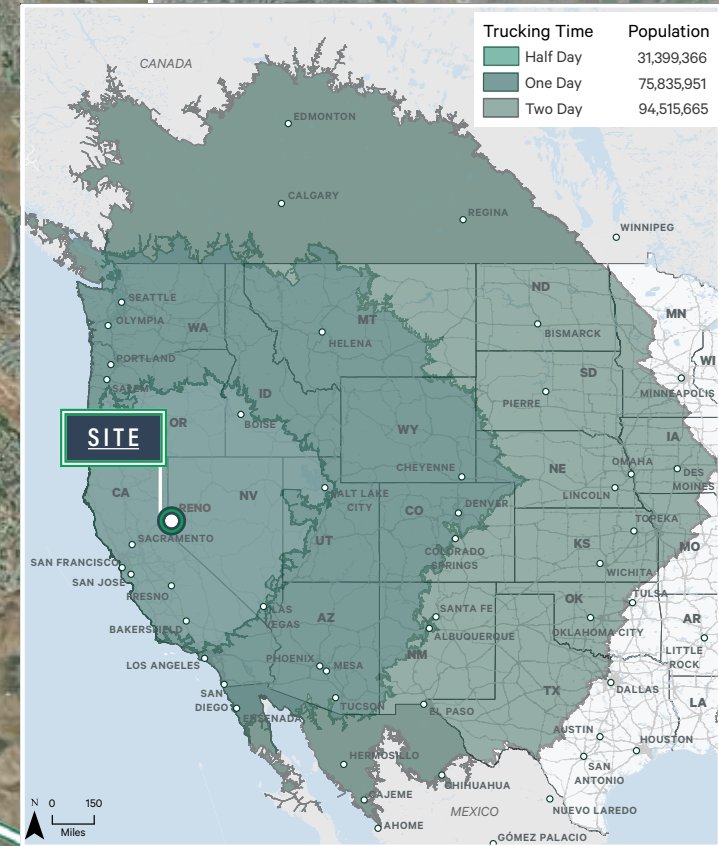
### SUMMARY

- Office: BTS
- Clear Height: 32'
- Dock Doors: 20 (9' x 10')
- Grade Level Doors: 2 (12' x 14')
- Column Spacing: 49' x 55'
- Auto Parking Stalls: 138
- Power: 4,000 Amps

ALL MEASUREMENTS ARE APPROXIMATE.



# LOCATION ACCESS





# AREA DEMOGRAPHICS

WITHIN A 45-MINUTE DRIVE  
(2023 ESTIMATES)



**543,811**  
2023 Population  
(45-min Drive)



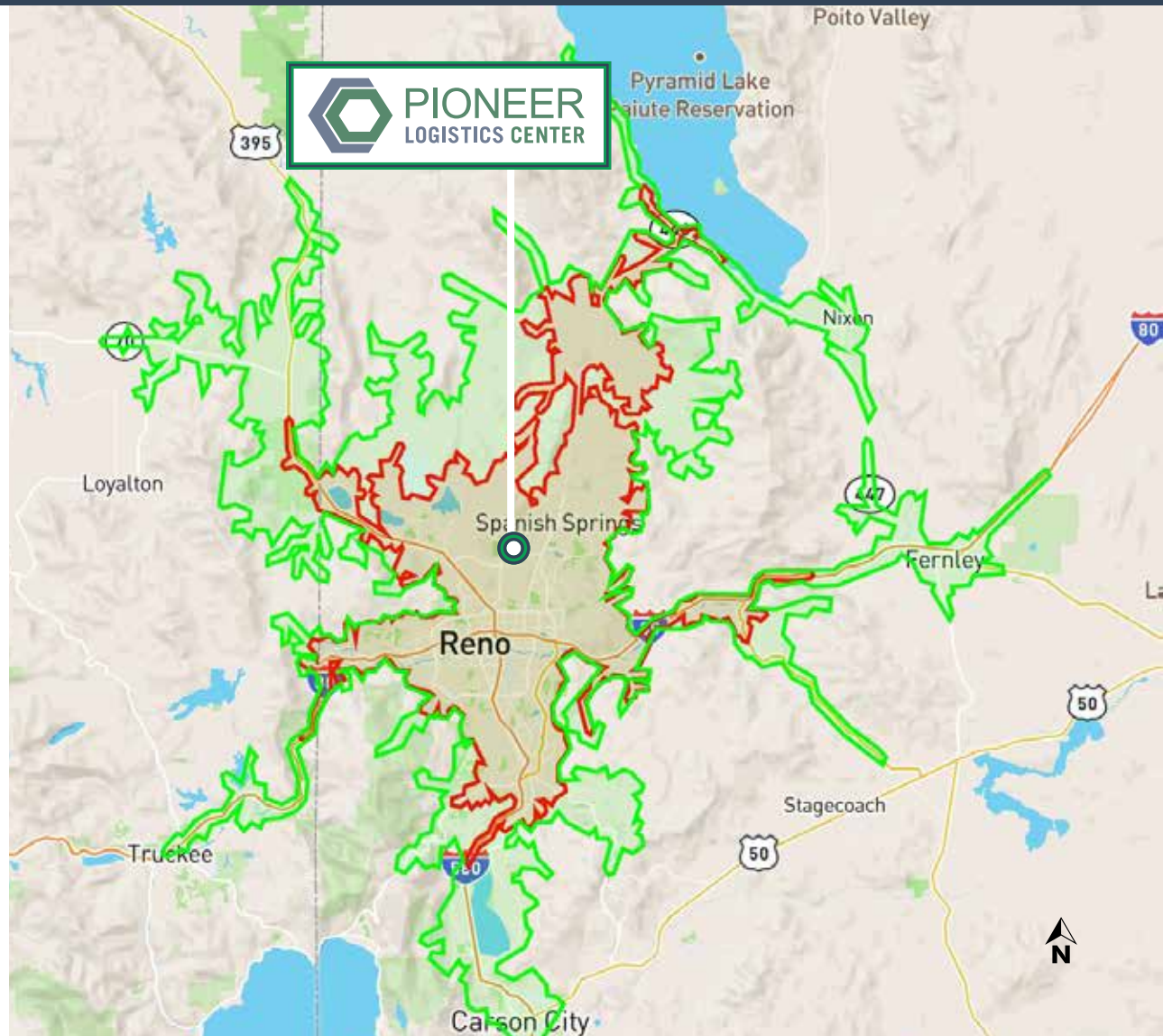
**\$106,273**  
2023 Avg. HH Income  
(45-min Drive)



**\$522,658**  
2023 Avg. Housing Value  
(45-min Drive)

	30-MIN DRIVE	45-MIN DRIVE
TOTAL POPULATION	455,856	543,811
TOTAL HOUSEHOLDS	189,177	224,187
MILLENNIAL POPULATION	101,921	118,030
GEN X POPULATION	86,174	102,225
AVERAGE HOUSEHOLD INCOME	\$106,562	\$106,273
EMPLOYED POPULATION	233,637	275,575
MANUFACTURING WORKERS	21,821	26,516
WAREHOUSE/DISTRIBUTION WORKERS	16,235	18,593

30-MIN DRIVE 45-MIN DRIVE



***PHASE 1 CONSISTS OF TWO BUILDINGS  
IN THE NEWEST MULTI-BUILDING INDUSTRIAL PARK IN SPARKS***



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