

FOR LEASE

PORT OF NEVADA

17127 INLAND PORT DR.



Industrial
PRODUCT TYPE



±238,680 SF
AVAILABLE SF



±5 - 80 AC
AVAILABLE AC



Rail Served
FEATURES



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NAI Alliance



±238,680 SF

AVAILABLE SF



±5 - 80 AC

AVAILABLE AC



2

DRIVE IN DOORS



14

DOCK POSITIONS



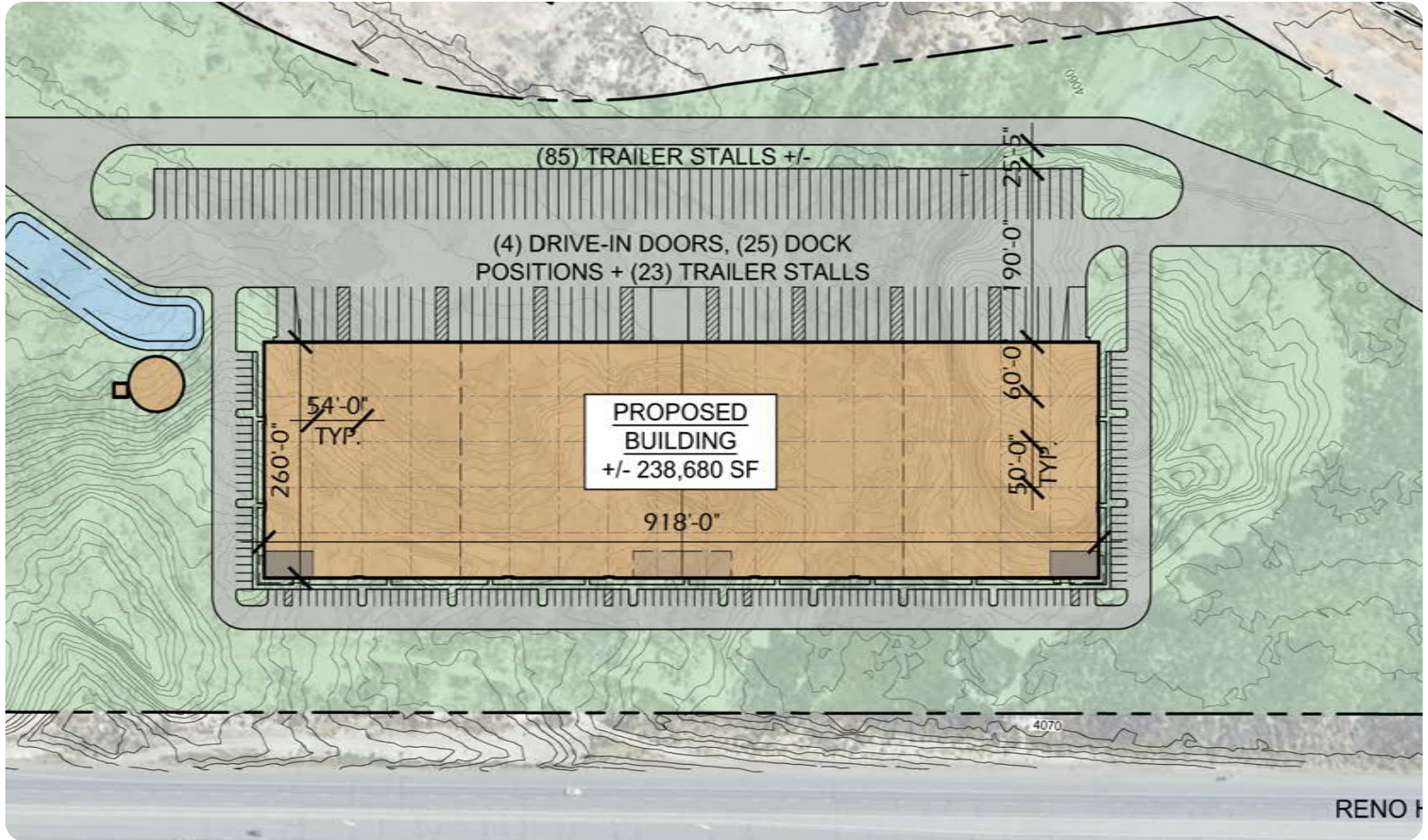
Negotiable

RATE



Rail Served

FEATURES

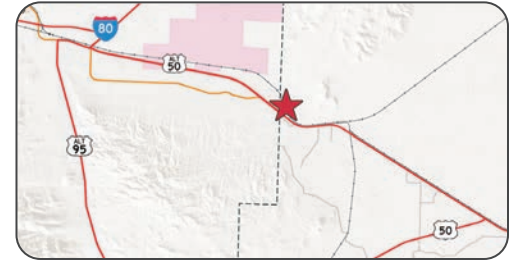




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Property Highlights

The Port of Nevada is located on U.S. Highway 50 and is dual-served by the Union Pacific Railroad and BNSF. The Center provides both rail served, and non-rail served sites. Just a short drive to Interstate 80 and easy connections to U.S. Highway 95, the Port of Nevada is uniquely positioned to reach major western markets. The inland port provides one of the few options for industrial rail users and one of the few transload facilities in northern Nevada.

Property Details

Address	17127 Inland Port Dr. Fernley, NV 89408
Available SF	±238,680 SF
Available AC	±5 - 80 AC
Dock Positions	25
Drive in Doors	4
Column Spacing	50' x 54'
Trailer Stalls	85
Parking	±108 Parking Spots
Lease Rate	Negotiable
OPEX	TBD
APN	TBD
Zoning	TBD

Aerial Map + Property Highlights



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Free Time

All inbound containers receive 3 free days after arrival, offering flexibility in operations.



Container Capacity

Maximize container space with no weight restrictions between the Port of Nevada and Port of Oakland, offering up to 25% more capacity.



Reduced Demurrage

Tenants avoid port delays and drayage issues with 3 additional free days to plan dock movements.



Dock Timing

Eliminate timing issues from I-80 delays and congestion in Oakland with quick in-terminal drayage and reduced downtime.



Dray Costs

Save on drayage with onsite terminal services that cost less than outside drayage and reduce gate fees.



Dray Flexibility

Get immediate access to onsite terminal services for quick drayage and respotting.



Access to Management

Onsite operations management is available to handle needs and coordinate rail-to-dock movements.



Single Source

Simplify logistics by using an optional single provider for both rail and onsite dray services.



Onsite Container Depot

Gain immediate access to empty containers from our onsite depot.



Growth

Expand your business as Fernley Business Park grows, with new buildings available while maintaining your on-rail business model.



Bulk Commodity Capabilities

Take advantage of the Port of Nevada's bulk transloading site, connecting to the US rail network.



Negotiating Power

Strengthen negotiating leverage with steamship lines by quickly terminating containers at the Port of Nevada.



±238,680 SF
AVAILABLE SF

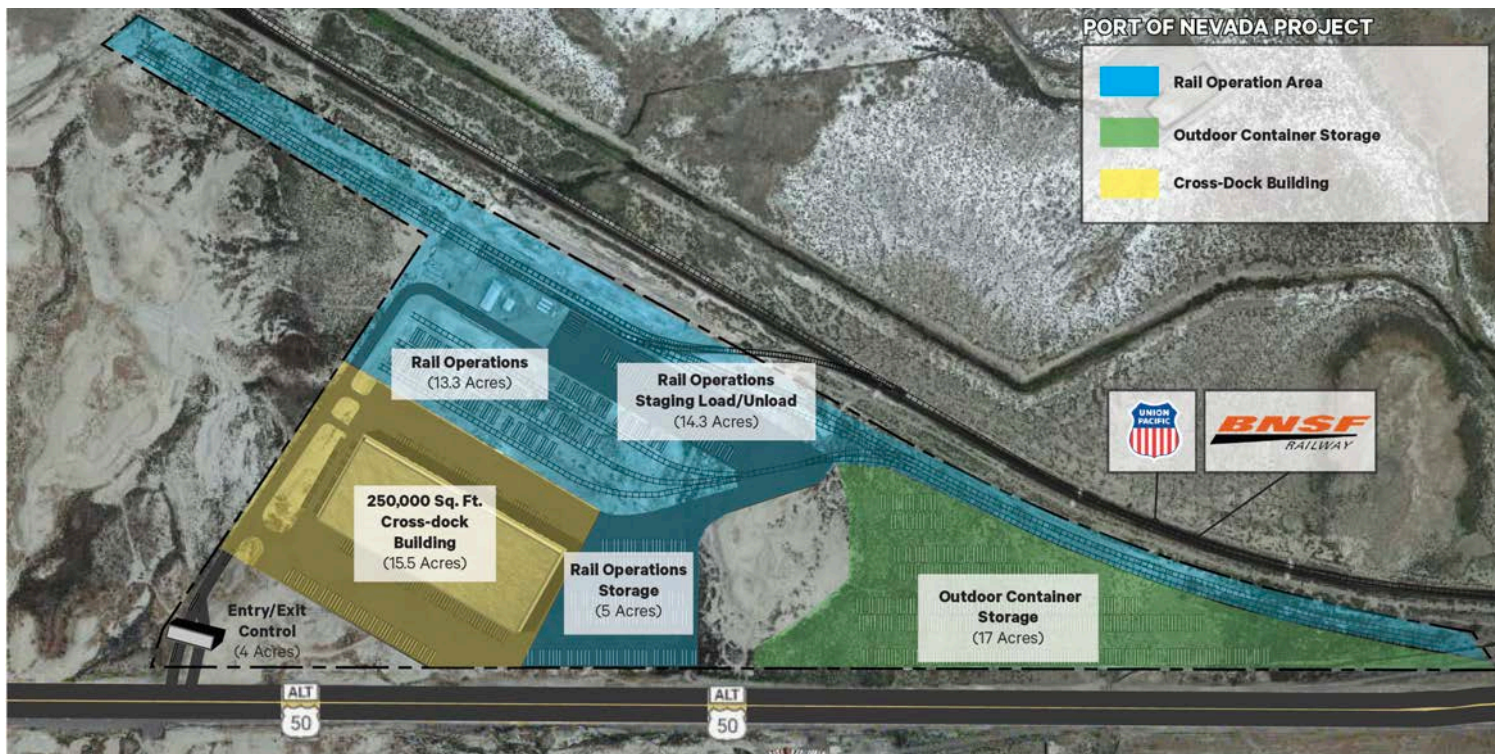

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Class 1 Rail Service Dual Rail-Served Facility By Union Pacific And Bnsf

- Direct access to U.S. Highway 50 and connections to Interstate 80 (5-minute drive) and U.S. 95
- Existing siding available, approximately 3k linear feet of rail on two tracks with 3 miles of additional on-site track planned for 2021 Truck Scales on site
- Intermodal and transload facility and storage yard
- Located just outside Fernley Nevada east of the Reno/Sparks Metro area
- Zoned Industrial
- A portion of the Center is in a designated Opportunity Zone
- Build to suit opportunities available

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17127 INLAND PORT DR.

80


ALT
50

Union Pacific Mainline Railroad

SUBJECT

50

DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	9 MI 13 MIN DRIVE
RENO	46 MI 50 MIN DRIVE
SAN FRANCISCO	261 MI 4.5 HR DRIVE
LOS ANGELES	486 MI 7.7 HR DRIVE

Aerial Map



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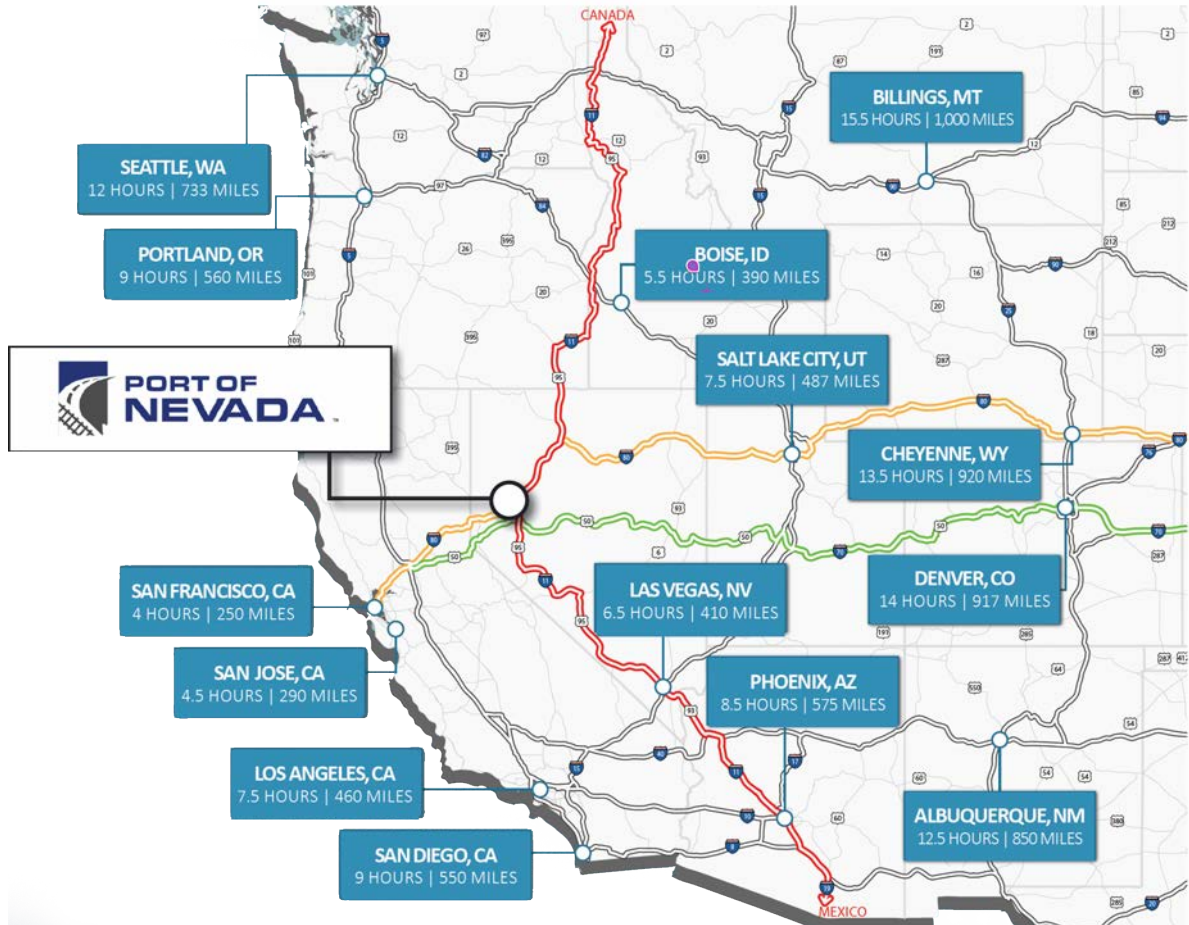
Rail Served
FEATURES

Interstate 80 -Terminates in New York.
(Transcontinental Interstate)

Highway 50 turns into Interstate 70 Terminates in Baltimore, MD
(Transcontinental Interstate)

Future Interstate 11
-Transcontinental Highway
Canada to Mexico.

Union Pacific/BNSF Railroad



5-MILE KEY FACTS



49,581
POPULATION



3.5%
UNEMPLOYMENT



2.8
HOUSEHOLD
SIZE (AVG.)



36
MEDIAN
AGE

5-MILE INCOME FACTS



\$82,990

MEDIAN
HOUSEHOLD
INCOME



\$34,532

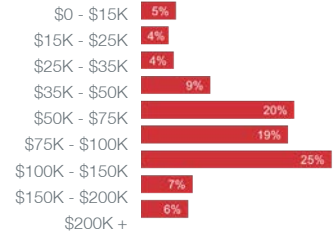
PER CAPITA
INCOME



\$263,082

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



526
BUSINESSES



7,533
EMPLOYEES

5- MILE EDUCATION FACTS

12%

NO HIGH
SCHOOL
DIPLOMA



31%

HIGH
SCHOOL
GRADUATE



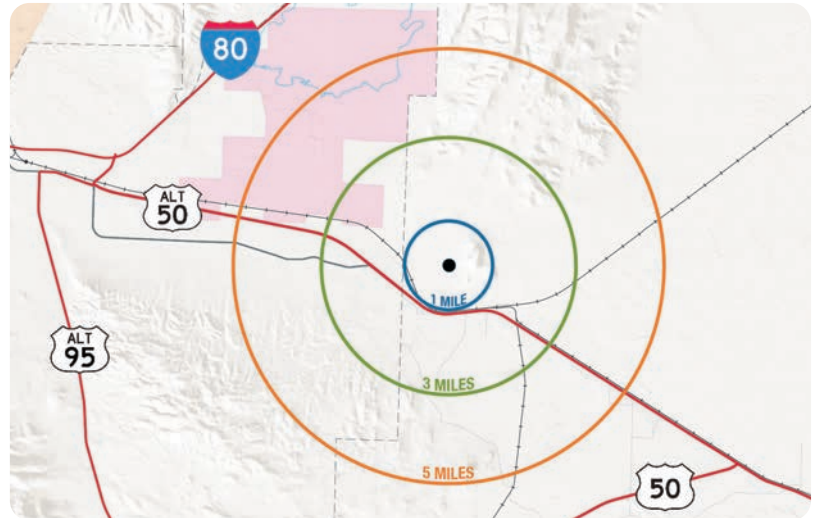
36%

SOME
COLLEGE



21%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI



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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

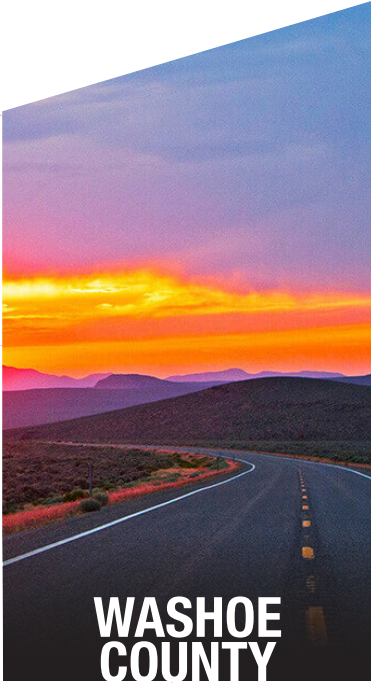
-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation

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WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TRI CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

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