



www.VictoryLogisticsDistrict.com

www.MarkIV.com

VICTORY

LOGISTICS | DISTRICT



THE PREEMINENT MASTER-PLANNED
INDUSTRIAL & LOGISTICS PROJECT
IN NORTHERN NEVADA



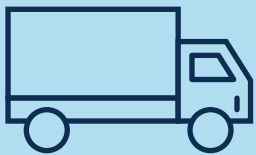
MANUFACTURING



DISTRIBUTION



DATA CENTERS



LOGISTICS

VICTORY IS JUST AROUND THE CORNER...

Mark IV Capital is pleased to offer Victory Logistics District, a best-in-class industrial district in the rapidly expanding Northern Nevada.

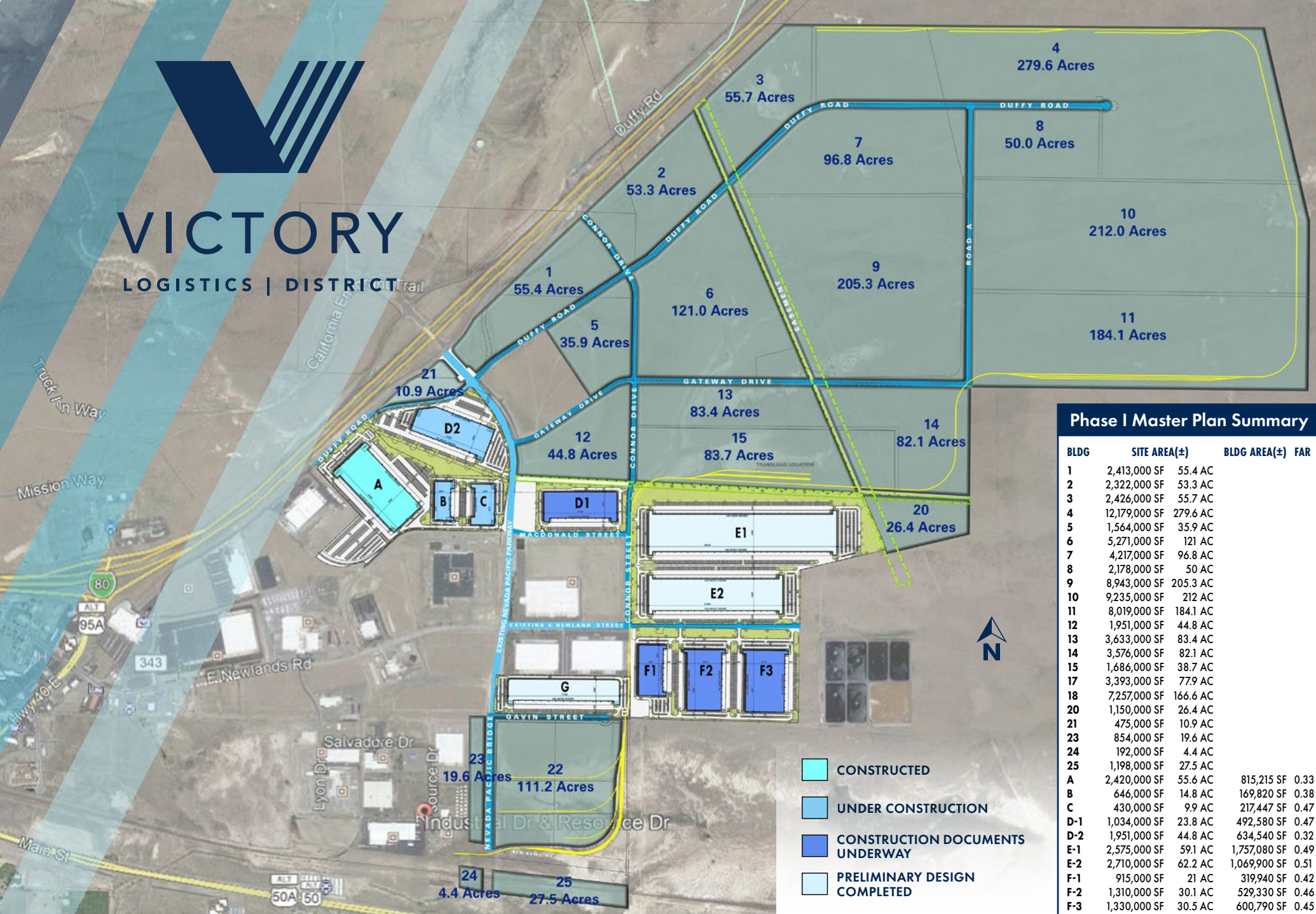
Victory is the only master-planned industrial center capable of meeting the growing need for manufacturing, distribution, data center, and logistics development in the region.





VICTORY

LOGISTICS | DISTRICT



Phase I Master Plan Summary

BLDG	SITE AREA(±)	BLDG AREA(±)	FAR
1	2,413,000 SF 55.4 AC		
2	2,322,000 SF 53.3 AC		
3	2,426,000 SF 55.7 AC		
4	12,179,000 SF 279.6 AC		
5	1,564,000 SF 35.9 AC		
6	5,271,000 SF 121 AC		
7	4,217,000 SF 96.8 AC		
8	2,178,000 SF 50 AC		
9	8,943,000 SF 205.3 AC		
10	9,235,000 SF 212 AC		
11	8,019,000 SF 184.1 AC		
12	1,951,000 SF 44.8 AC		
13	3,633,000 SF 83.4 AC		
14	3,576,000 SF 82.1 AC		
15	1,686,000 SF 38.7 AC		
17	3,393,000 SF 77.9 AC		
18	7,257,000 SF 166.6 AC		
20	1,150,000 SF 26.4 AC		
21	475,000 SF 10.9 AC		
23	854,000 SF 19.6 AC		
24	192,000 SF 4.4 AC		
25	1,198,000 SF 27.5 AC		
A	2,420,000 SF 55.6 AC	815,215 SF	0.33
B	646,000 SF 14.8 AC	169,820 SF	0.38
C	430,000 SF 9.9 AC	217,447 SF	0.47
D-1	1,034,000 SF 23.8 AC	492,580 SF	0.47
D-2	1,951,000 SF 44.8 AC	634,540 SF	0.32
E-1	2,575,000 SF 59.1 AC	1,757,080 SF	0.49
E-2	2,710,000 SF 62.2 AC	1,069,900 SF	0.51
F-1	915,000 SF 21 AC	319,940 SF	0.42
F-2	1,310,000 SF 30.1 AC	529,330 SF	0.46
F-3	1,330,000 SF 30.5 AC	600,790 SF	0.45
G	1,230,000 SF 28.2 AC	604,760 SF	0.54
TOTALS	100.683M SF 2,311 AC	7,211,402 SF	

PHASE I MASTER PLAN

ON THE RIGHT SIDE OF THE STATE LINE

OREGON

IDAHO

STRATEGIC
WEST COAST
LOCATION

RENO
NV

FERNLEY
NV

CALIFORNIA

NEVADA

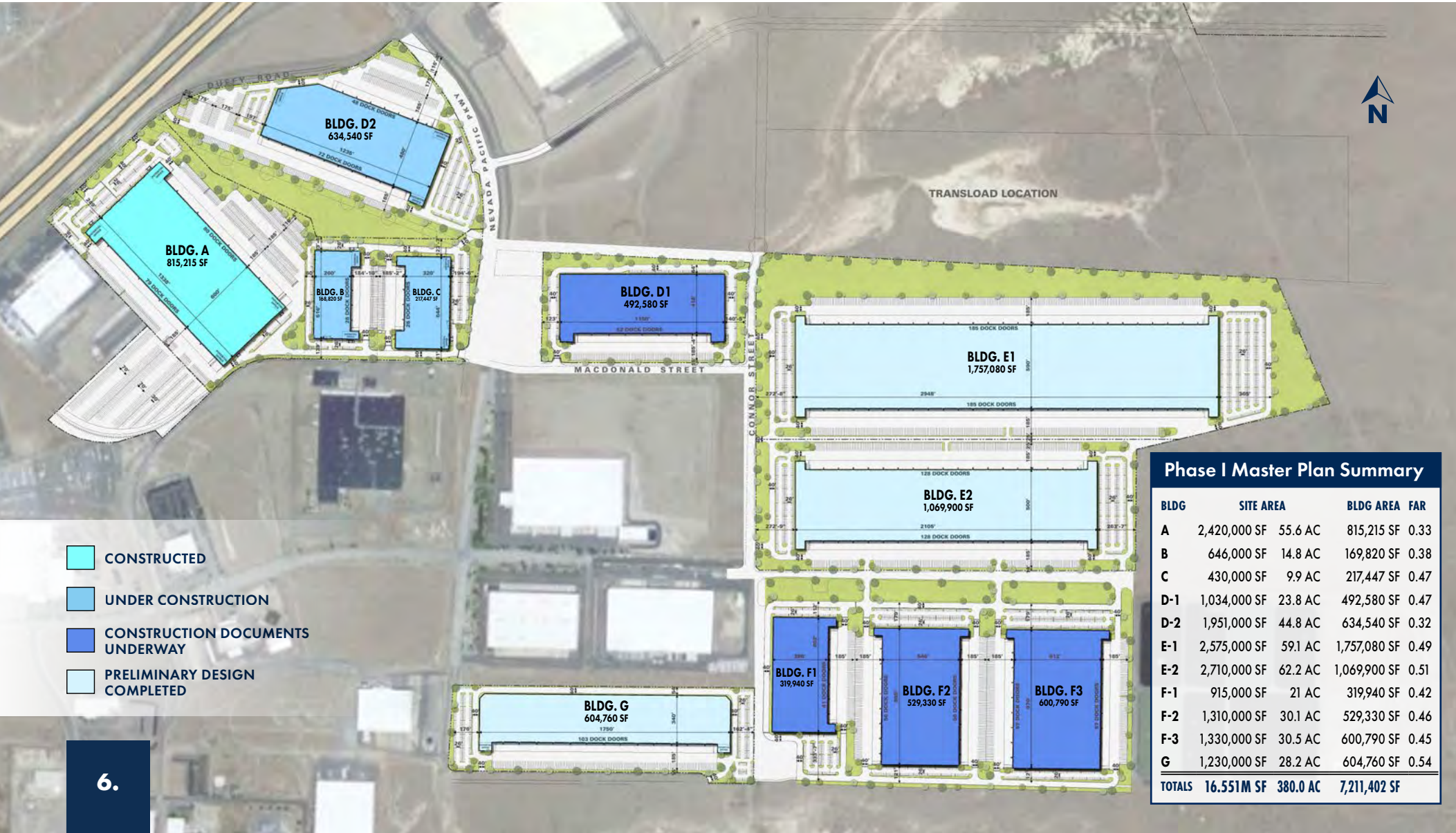
34 MILES FROM
RENO, NV



UNLIMITED DEVELOPMENT OPPORTUNITIES

4,300 ACRES MEANS UNLIMITED INDUSTRIAL SOLUTIONS

Speculative Distribution and Manufacturing Buildings
Build-to-Suit Facilities
Ground Leases



**“THIS IS NOT JUST ABOUT INCENTIVES.
NEVADA IS A GET THINGS DONE STATE”**

ELON MUSK - CEO OF TESLA MOTORS

NORTHERN NEVADA IS BOOMING

Northern Nevada is an ideal place to relocate your growing company, where startups and existing businesses thrive. Forbes named the area the 3rd fastest growing workforce population in the U.S.

Greenlink Nevada is comprised of two distinct transmission line segments. Once complete the segments will allow access to and future development of Nevada's renewable energy resources, increasing electric reliability for Nevadans and position Nevada as an energy leader in the western United States for decades to come.

Reno is #12 for Best Cities for Young Professionals.

Fueled by growth in tech and manufacturing, Northern Nevada economy reached unexpected milestones in 2020-2021 with 59 companies, 29 headquarters and 5,600 new jobs locating to the area.

Greater Reno-Sparks-Tahoe has an existing labor force of more than 276,900.

Northern Nevada is one of the most diverse renewable energy portfolios in the nation.

LIFE IS GOOD IN NORTHERN NEVADA



IN THE LAST 5 YEARS



15%
INCREASE
Labor Force Population



8.5%
INCREASE
Population Growth

Amenities

1 HOUR TO LAKE TAHOE
SKIING & RECREATION



- UNLIMITED ACCESS TO THE OUTDOORS AND OUTDOOR ACTIVITIES
- RENO HAS AN AVERAGE OF 252 SUNNY DAYS PER YEAR, TOP 5 IN US

NORTHERN NEVADA IS IMPACTING THE WORLD

Victory Logistics District is uniquely positioned to accommodate pioneers, visionaries and those forward thinking companies that understand the benefits that Northern Nevada has to offer.

260+
COMPANIES

Since 2015 Over 260 companies have been established, relocated or expanded in Northern Nevada.

Global brands are calling Northern Nevada home.

POLARIS **Panasonic**



SHERWIN
WILLIAMS.

intuit.

ebay Google **NE** Nanotech Energy

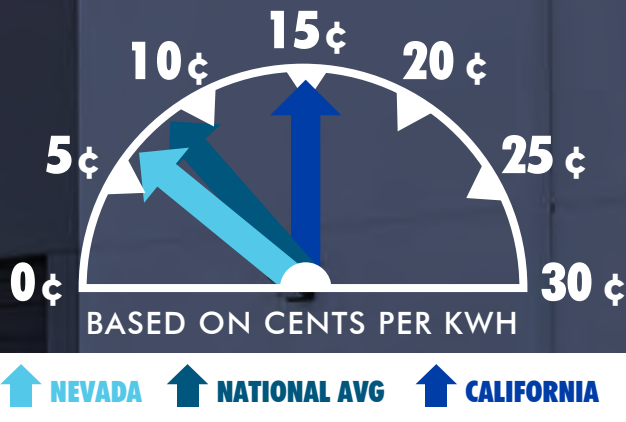
VICTORY LOGISTICS DISTRICT OFFERS MODERN
COMPANIES THE FACILITIES THEY NEED TO GROW





NORTHERN NEVADA IS OPEN FOR BUSINESS

ENERGY COST



In Nevada, the commercial utility rates are substantially cheaper.

56.3%

Lower than CA

22.7%

Lower than U.S.

Local government is invested in the success of the area.



- A depth of workforce programs for training and support
- Economic Development Agencies have an active and effective involvement in creating state-wide business friendly tax incentives.

ENERGIZED

NORTHERN NEVADA IS WELL SUITED FOR A VARIETY OF RENEWABLE ENERGY SOURCES



WIND



GEOTHERMAL



SOLAR

A BUSINESS FRIENDLY TAX CLIMATE

UNIQUE TAX ADVANTAGES DESIGNED TO
INCENTIVIZE GROWTH AND EXPANSION

~~CORPORATE
INCOME TAX~~

~~PERSONAL
INCOME TAX~~

~~INVENTORY
TAX~~

~~UNITARY
TAX~~

~~FRANCHISE
TAX~~

~~ESTATE
TAX~~



TAX
INCENTIVES



ACCESS &
LOCATION



LOW COST
OF DOING
BUSINESS



INFLUX OF NEW
BUSINESSES



JOB &
POPULATION
GROWTH

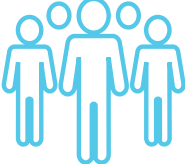


QUALITY OF
LIFE

A STRATEGIC LOCATION IN MORE WAYS THAN ONE


Manufacturing, distribution, data and aerospace users have identified the region as an important hub in their logistics planning.

77
MILLION



Centrally located in the west, with 77 million people within a single days drive.

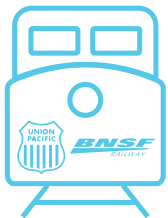
116
MILLION



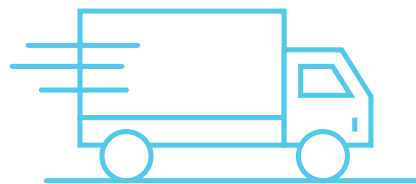
Centrally located in the west, with 116 million people within a two-day drive.



The area offers direct access to five west coast ports via rail.



Victory Logistics District is served by Union Pacific and BNSF rail. Private short lines and on-side transload facilities to be constructed.



An extensive transportation network on three major highway corridors: Interstate 80, U.S. Highway 50 and U.S. Highway 95.

LOW ENERGY
COST

Low incidence of natural disasters, low energy cost, a favorable climate, and proximity to fiber infrastructure make the region ideal for data centers. Direct transmission into Victory Logistics via Greenlink Nevada.



● 1-DAY DELIVERY

● 2-DAY DELIVERY



MANUFACTURING & TECHNOLOGY

are the fastest growing industries in Northern Nevada

100+

COMPANIES HAVE RELOCATED OR EXPANDED WITHIN THE AREA OVER THE LAST 3 YEARS, INCLUDING 29 CORPORATE HEADQUARTERS

DATA
DRIVEN

Companies like Apple, Google, and Switch have all located data centers here in Northern Nevada.

These are just some of the companies that have established their corporate headquarters or regional facilities in Northern Nevada facilities.

intuit®

SNC

SIERRA
NEVADA
CORPORATION®

switch

A DESTINATION FOR TOP COMPANIES

Businesses within the City of Fernley range from multi-national companies to regional businesses. Manufacturing, distribution, aerospace, data and transportation are the largest employers. Fernley is set to become the distribution epicenter for the state and will continue to grow in importance as volumes of freight increase over the next 30 years.

Additional employers in the region include:

FASTENAL

REDWOOD
MATERIALS

deceuninck

DAEHAN



**SHERWIN
WILLIAMS**

agru

Trex

POLARIS

MSC
Industrial Supply Co.

VICTORY LOGISTICS DISTRICT IS MUCH MORE THAN JUST INDUSTRIAL SPACE

STRATEGICALLY LOCATED & DEVELOPED

The Region Offers a Variety of Aggressive Economic Benefits

A Strategic Location That Offers Access From Coast to Coast and Border to Border

4,300 Acre Site Offers Unlimited Expansion Potential

Planned On-Site Rail, including Transload and Switching Services

State-of-the-Art Building Design & Features



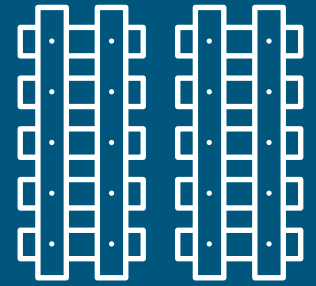
**100% Within An
Opportunity Zone**



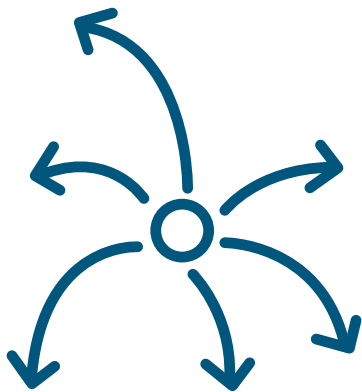
**Access to Ample
Renewable
Energy Sources**



**Located On Three
Transcontinental
Highway's and the
Future Transcontinental
Interstate-11**



**Serviced By Dual
Rail Lines (Union
Pacific and BNSF)**



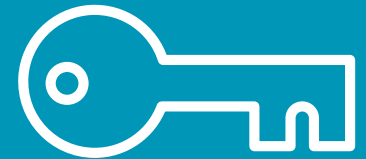
**Serving Major
Western Markets**



**Transload Rail
Services Available
(Future)**



**Nevada's Competitive
Tax Structure,
Business Climate and
Business Friendly
Environment**



**Average price of
electricity is 22.7%
lower than the U.S.**

ON-SITE TRANSLOAD RAIL FACILITY & SWITCHING SERVICES (Construction commencing soon)

TRANSLOAD FACILITY

By loading rail cargo to and from tractor-trailers, the on-site transloading and rail storage facilities create shipping efficiencies by allowing businesses to easily and efficiently include rail in their supply chain, in a scalable way.

SWITCHING SERVICES

Switching services allow for businesses with direct rail service to their facilities to utilize rail service in an on-demand basis.

OPPORTUNITY ZONE IS AN UNDERSTATEMENT

The entire Victory Logistics District site sits within a federally designated Opportunity Zone, which offers unique benefits to owners, users, tenants and potential investors.

BENEFITS INCLUDE:

- **A step-up in basis for capital gains reinvested into an Opportunity Fund.**
- **Temporary deferral of capital gains taxes.**
- **Permanent exclusion from capital gains taxes from the sale or exchange of an investment in an Opportunity Fund after ten year hold.**

A STRATEGIC PARTNERSHIP BUILT FOR THE FUTURE

“Victory Logistics District will be the preeminent master planned industrial project in Northern Nevada.”



*Mark IV Capital is the Master Developer and a General Partner in the Victory Logistics District. With over 45 years in commercial real estate, the firm’s vast experience and asset management are perfectly suited for this unique generational project. **The City of Fernley is a strategic partner.***



New Nevada Resources, LLC is a General Partner in Victory Logistics District. Their expertise in land development, natural resources and habitat restoration in Nevada provide an invaluable perspective to the partnership.



CBRE is the world’s premier real estate services platform. The carefully selected CBRE team is a critical component to the marketing, leasing and land sales for the project.



HPA Architecture is a multi-disciplined design corporation that is the Master Planner and Architect for the project, and has extensive experience in high quality, large scale industrial projects throughout the Western United States.



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