



Colliers

Fernley Industrial Manufacturing Building

375 Industrial Drive, Fernley, NV 89408

For Sale | ±54,228 SF on 11.1 Acres
Reduced Asking Price: \$9,490,000 (\$175/SF)

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375 Industrial Drive

| | |
|--------------------|----------------------------|
| Building Footprint | ±54,228 SF |
| Office | ±1,500 SF |
| Land Area | 11.10 Acres |
| APN | 021-261-26 |
| Clear Height | 35' |
| Loading Doors | 4 grade level, 1 oversized |
| Floor Slab | 8", reinforced concrete |
| Year Built | 2001 |
| Column Spacing | Varied |
| Sprinklers | Yes |
| Electrical Service | 1,600 amp est. |
| Bridge Cranes | 12 Ten Ton Bridge |
| Yard | Large, secured |




Property Overview

Situated in the heart of Fernley's industrial corridor, 375 Industrial Drive is a 54,228 SF freestanding industrial building on an 11.10 acre parcel, offering expansion potential and a secured yard. Designed for heavy industrial use, it features 12 ten ton bridge cranes, an 8" reinforced concrete floor, and 1,600 amp electrical service. The 35' clear height, oversized grade-level doors, and north/south flow-through design ensure efficient operations.

The property includes ±1,500 SF of office space with restrooms and a break room. A large secured yard provides trailer parking and outdoor storage. With direct access to I-80 and E. Newlands Road, plus proximity to rail, this facility is ideal for users needing heavy infrastructure and logistics connectivity. Purpose-built for industrial users requiring robust infrastructure, overhead crane capabilities, and high-power availability, 375 Industrial Drive is a rare opportunity in one of Northern Nevada's fastest-growing industrial hubs.

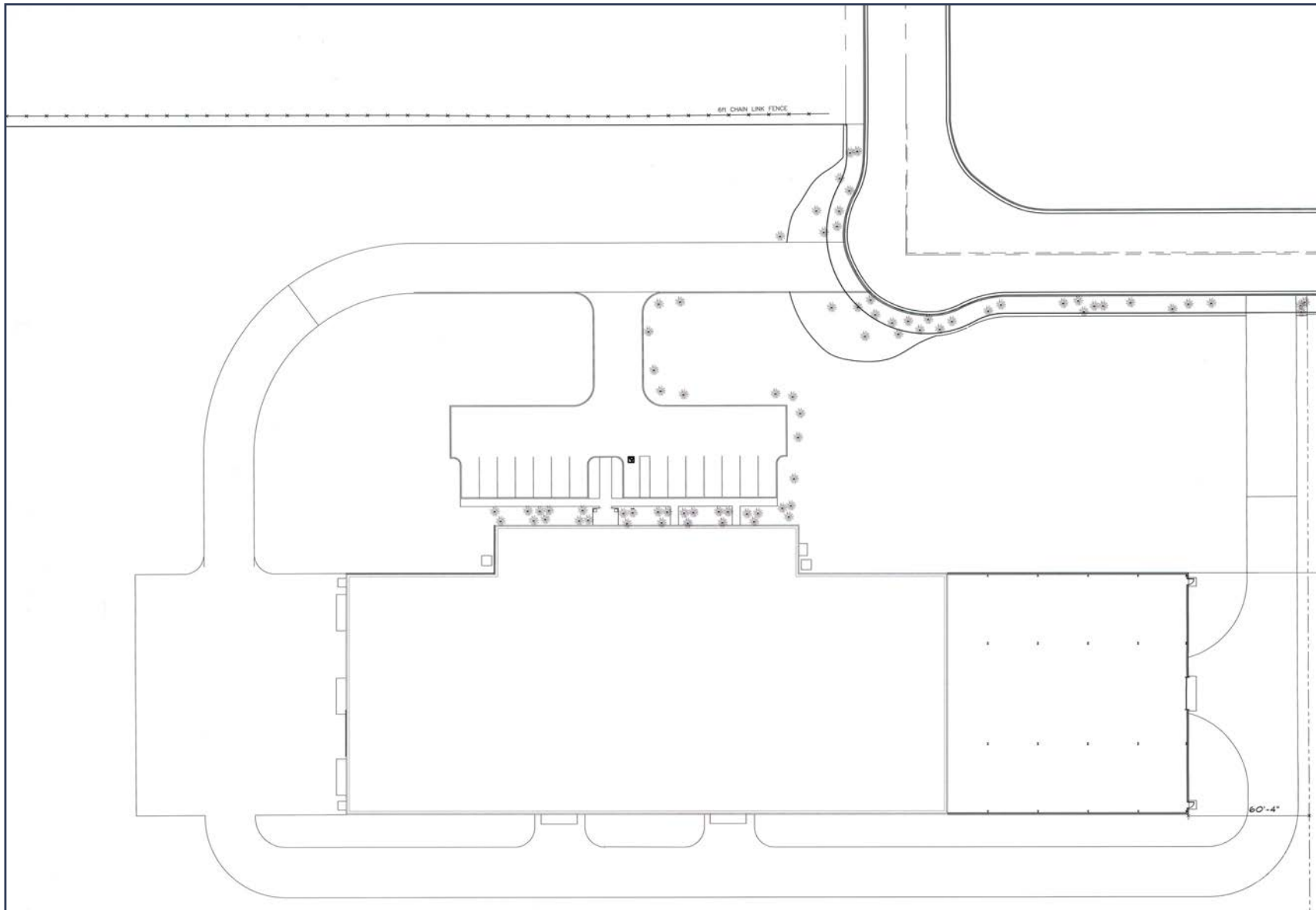
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Area Demographics

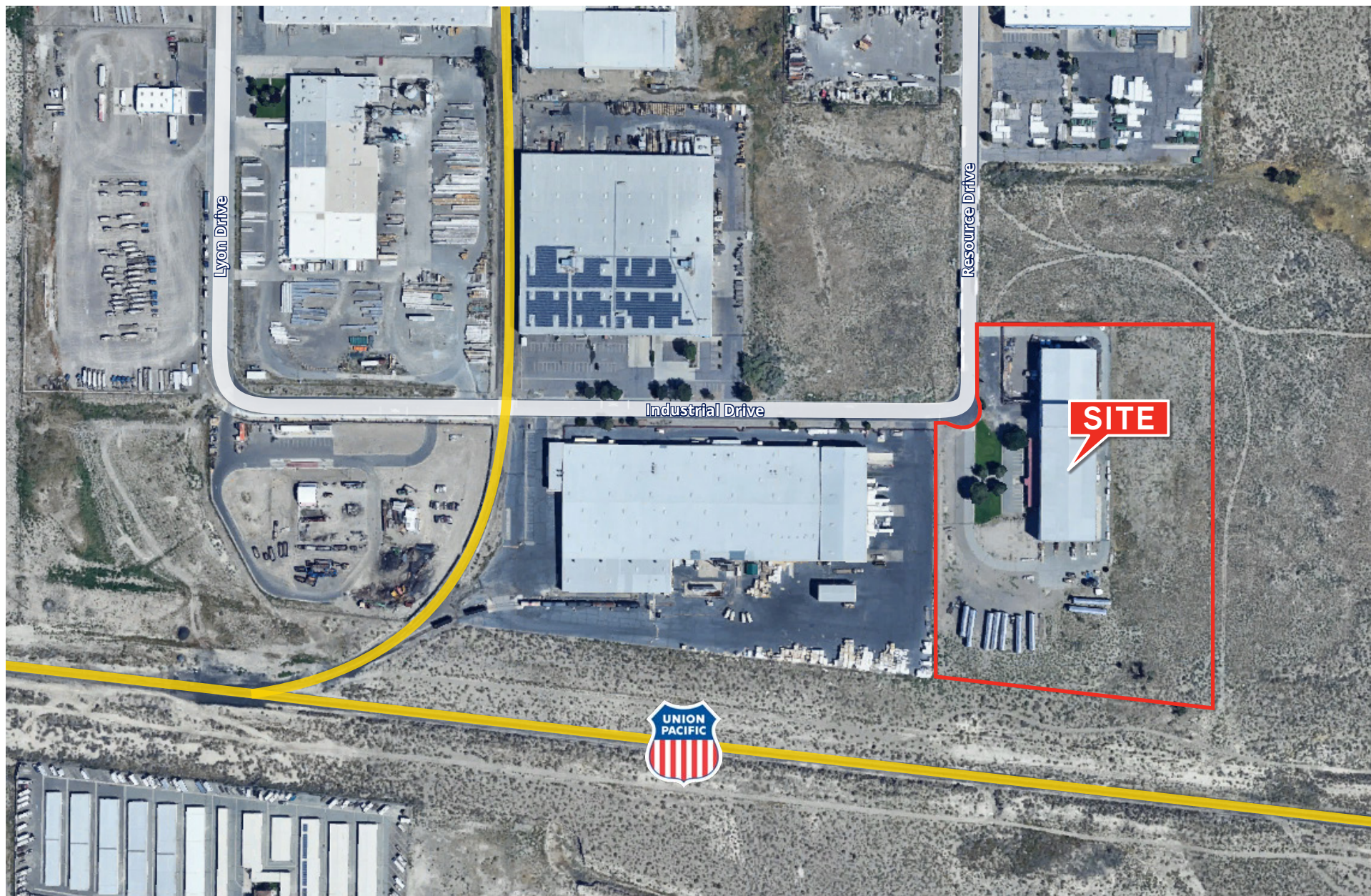
| |  Total Population |  Average Household Income |  Local Workforce |
|---------|--|--|---|
| 5 Mile | 26,029 | \$101,605 | 6,141 |
| 8 Mile | 37,721 | \$97,293 | 10,337 |
| 10 Mile | 569,597 | \$112,085 | 273,919 |

375 Industrial Drive

Building Plan - 54,228 SF



375 Industrial Drive – Rail Access



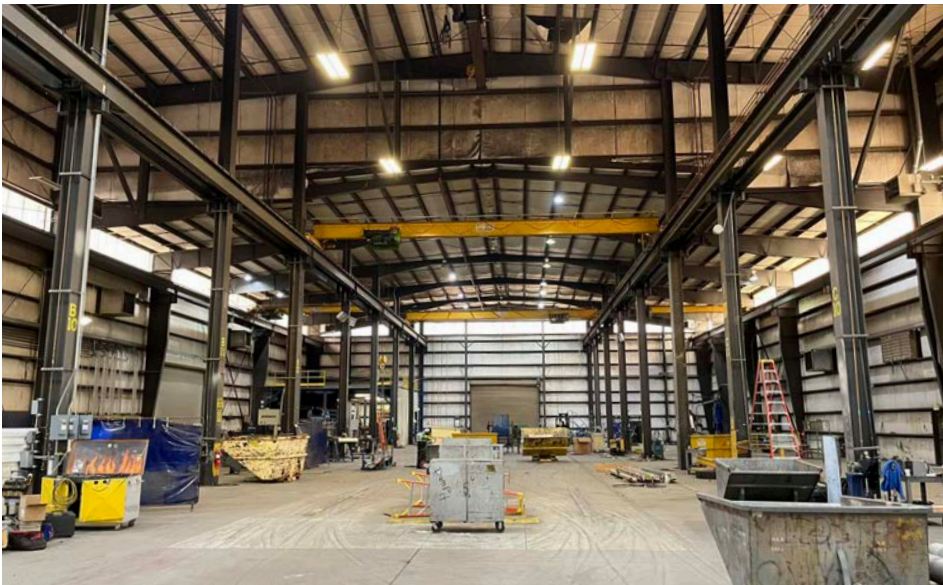
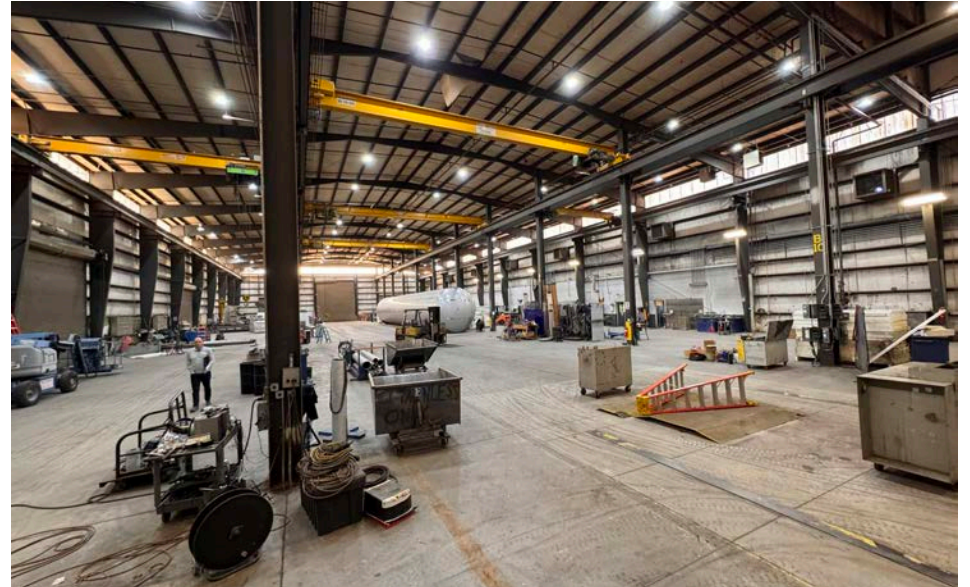
Property Photos



Surrounding Area Photos



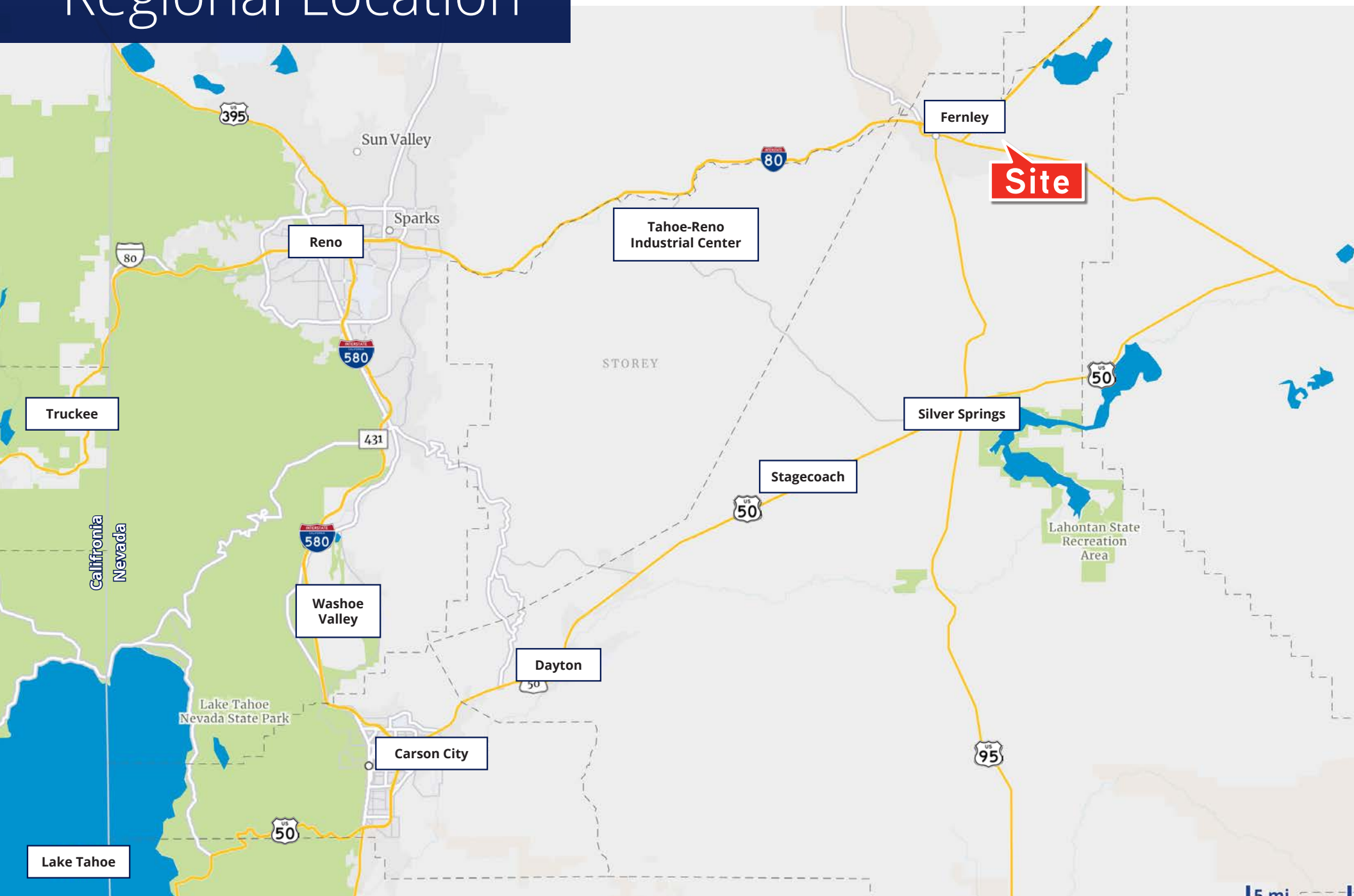
Interior Photos



Location Overview



Regional Location

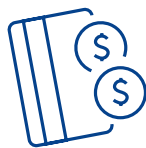


Nevada Tax and Operating Advantages

- Strategic location – Ranking 7th in the Tax Climate Index Comparison
- One day drive time to 7 Western states and over 60,000,000 people
- Advantageous business climate, taxes, and regulations
- Multiple diverse labor pools, strong work force and 24/7 operations
- State incentives available for qualifying companies
- Right to Work State
- Favorable Workers Compensation Climate
- Strong presence of large distributors and manufacturers
- Desirable Opportunity Zone location



1.38%
Payroll Tax



6.85%
Sales Tax



0.44%
Property Tax



0.25-5.4%
Unemployment
Insurance Tax

| State | Corporate Income Tax | Individual Income Tax | Property Tax | Unemployment Insurance Tax | Capital Gains Tax | Sales Tax (state minimum) |
|------------|-------------------------|--------------------------|-----------------|-------------------------------|----------------------|---------------------------------|
| Nevada | 0.00% | 0.00% | 0.44% | 0.25-5.4% | 0.00% | 6.85% |
| California | 8.84% | 13.30% | 0.66% | 1.5-6.2% | 13.30% | 7.25% |
| Arizona | 4.90% | 2.50% | 0.39% | 0.08-20.93% | 2.50% | 5.60% |
| Utah | 4.95% | 4.65% | 0.44% | 0.0-7.0% | 4.95% | 6.10% |
| Idaho | 5.80% | 5.80% | 0.46% | 0.24-5.4% | 5.80% | 6.00% |
| Oregon | 7.60% | 9.90% | 0.78% | 0.9-5.4% | 9.90% | 0.00% |
| Washington | 0.00% | 7.00% | 0.72% | 0.0-5.4% | 7.00% | 6.50% |

00%
Personal
Income Tax

00%
Franchise
Tax

00%
Inventory
Tax

00%
Estate
Tax

00%
Corporate
Income Tax

00%
Unitary
Tax

00%
Inheritance
Tax



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