



VICTORY

LOGISTICS | DISTRICT

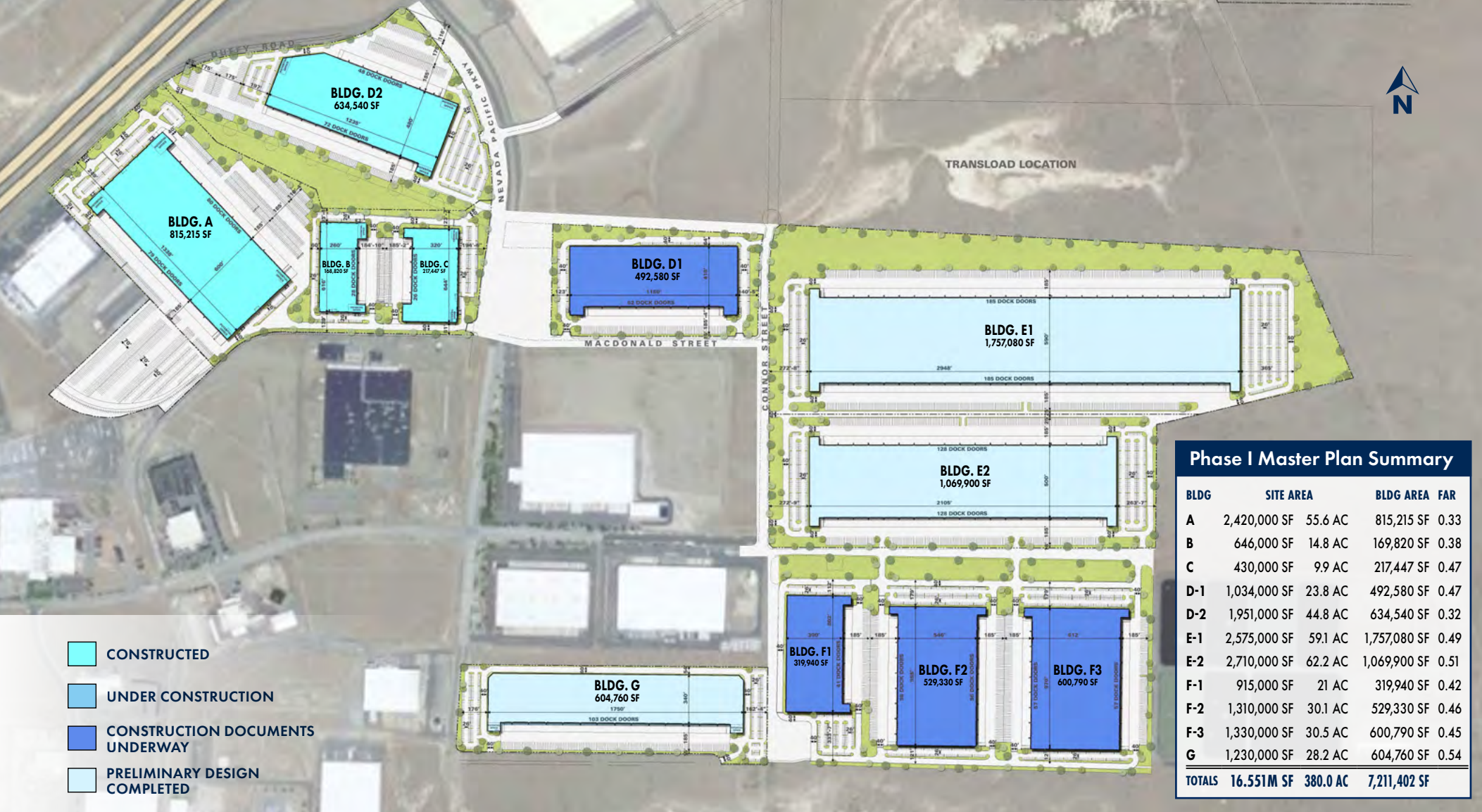
4,300 ACRE MASTER PLANNED INDUSTRIAL DISTRICT

PHASE 1, 11 BUILDINGS, 7.211 MILLION SF



BUILDING D2
634,540 SF (DIVISIBLE)
1905 DUFFY ROAD, FERNLEY, NV

CBRE

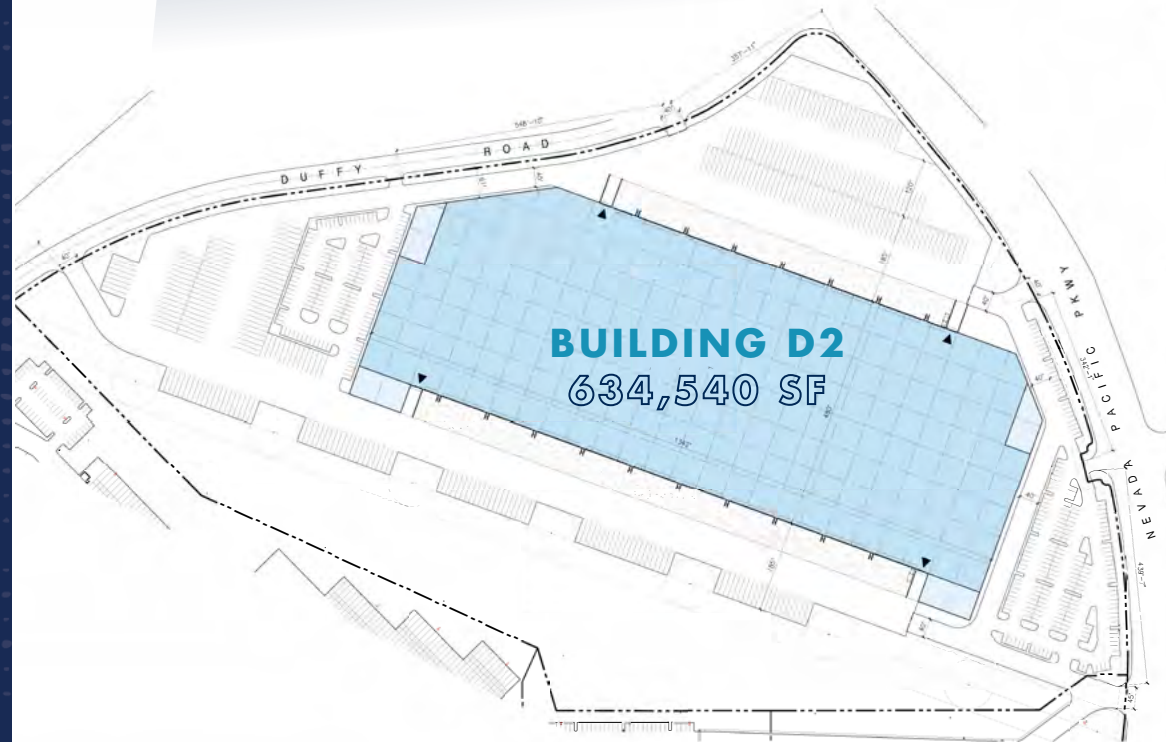
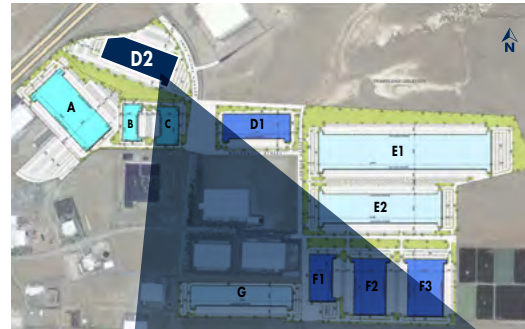


VICTORY LOGISTICS DISTRICT DEVELOPMENT PLAN

BUILDING D2 HIGHLIGHTS

BUILDING ADDRESS:	1905 Duffy Road, Fernley, NV
BUILDING SIZE:	634,540 SF (divisible)
BUILDING DIMENSIONS:	1342' X 480'
CONSTRUCTION TYPE	Concrete Tilt Up
ACRES:	44.9
ZONING:	I – Industrial
CONFIGURATION:	Cross Dock
OFFICE:	Build-To-Suit
CLEAR HEIGHT:	40' (at first column)
SPRINKLERS:	ESFR
COLUMN SPACING:	56' X 60' (typical) 60' Speed bays
POWER:	(2) 4,000 Amps, 480 Volt, 3-Phase, 4-Wire
SLAB:	8" 4,500 psi Structural Slab, Steel Reinforced; Lapidolith floor seal
WAREHOUSE HEAT:	80/20 Recycle / Fresh Heating Units by Absolutaire
LIGHTING:	Provided with Tenant Improvements
DOCK POSITIONS:	120 (9' X 10')
DRIVE IN DOORS:	4 (12' X 14')
TRUCK COURT:	185'
CAR PARKING SPACES:	332
TRAILER PARKING SPACES:	312
ROOF:	60 Mil TPO Roof with Rigid Insulation, FM I-90 Compliant
ACCESS POINTS:	3 off of Duffy Road, 3 off of Nevada Pacific Pkwy
CONNECTIVITY:	Service providers AT&T, Charter, Sky Fiber
BUILDING AVAILABILITY:	Q3 2023

BUILDING D2 SITE KEY



RENO INDUSTRIAL MARKET

**Q2
2024**

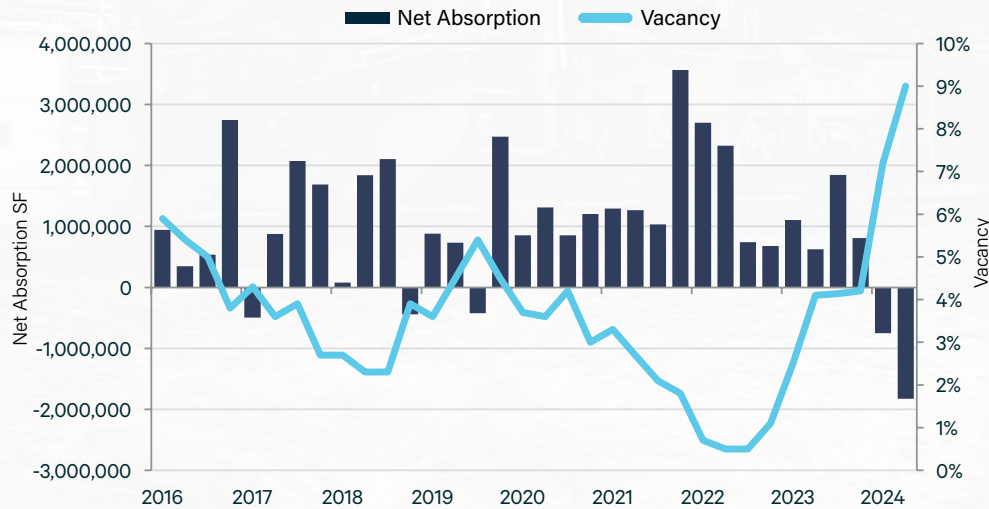
Vacancy Rate
9.0%

Net Absorption
1.8M

Average Asking Rate
\$0.86 NNN

Arrows indicate change quarter-over-quarter

NET ABSORPTION & VACANCY TRENDS



Source: CBRE Research, Q2 2024

114.7M SF

#1 PER CAPITA IN NATION
INDUSTRIAL BASE

933K SF

UNDER
CONSTRUCTION

\$19-\$20

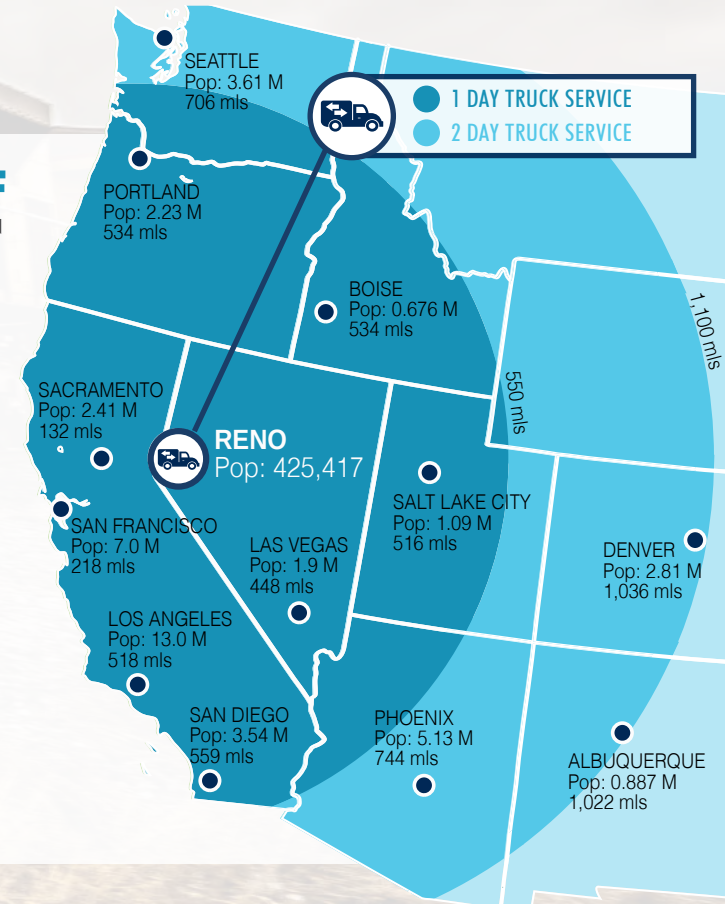
PER HOUR WAREHOUSE
LABOR WAGE

9.0%

VACANCY
RATE

\$0.87

BULK ASKING
RATE



**FOR MORE INFORMATION,
CONTACT:**

GREG SHUTT | greg.shutt@cbre.com | +1 775 823 6923 | LIC. BS.0046346
BRETT EDWARDS | brett.edwards@cbre.com | +1 775 823 6968 | LIC. BS.0143311