

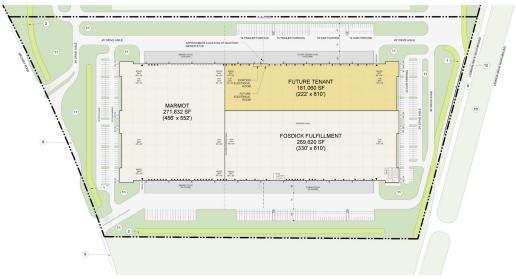
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Building Specs







- ±181,060 square feet
- ±700 square feet office space
- 84 auto parking spaces
- 27 trailer parking spaces
- 2,000 amps of 277/480 volt, 3-phase power
- Skylights and clear story windows throughout
- One (1) grade-level doors
- Eighteen (18) dock high doors (expandable to 43)
- ESFR sprinkler system
- Concrete Tilt up
- 45 mil Single Ply TPO roo
- Circular site flow

OUR QUALITY OF LIFE

RENO INDUSTRIAL MARKET







3,819 Acres

Top 50

\$0.00



Net Absorption (439,964) SF



Asking Lease Rate \$0.45 PSF



Arrows indicate change quarter-over-quarter



3,819 Acres of Parks

900 Hiking Trails

50 Championship Golf Courses

> Top 50 Bike Friendly City

WEATHER

300 Days of Sunshine

COMMUTE

15 min. Average Commute

URBAN CORE

Emerging Brewery

SPORTS

RENO ACES: AAA Affiliate of AZ

RENO 1868 FC: American professional soccer team founded in 2015; debuted in the U.S. League in March 2017



Hot August

Reno

Philharmonic & Pops Orchestra

Nevada Museum

CULTURE

Burning Man

Nights

of Art

RENO DRIVE TIMES



1 HR TO SOUTH LAKE TAHOE





89.8M SF

\$0.45 NNN **BULK ASKING RATE**

Source: Reno MarketView Repor

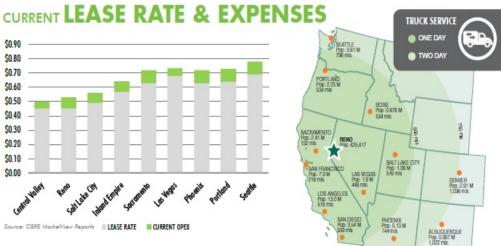
800K SF

CONSTRUCTION

3.9%

\$12-14

70M PEOPLE WITHIN 2 DAYS







SITE LOCATION

- Access to US 395 / Interstate 580 via Lemmon Dr
- 8 miles north of Interstate 80
- 12 miles north of the Reno-Tahoe International Airport
- 220 miles east of the Port of Oakland/San Francisco



