

LogistiCenter

395 Phase II, Building 1



±181,060 SF AVAILABLE

8730 Military Road | Reno, NV

Dermody.com

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- State-of-the-art, industrial building
 - ±181,060 square feet available
 - Ready for occupancy
 - Ample power
 - Proximity to high quality, low-cost labor
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OUR QUALITY OF LIFE

RENO INDUSTRIAL MARKET

6th
BEST SMALL CITY in America

Source: Reno Gazette Journal - rgj.com

PARKS
3,819 Acres

BIKE FRIENDLY
Top 50

OUTDOOR

3,819 Acres of Parks

900 Hiking Trails

50 Championship Golf Courses

Top 50 Bike Friendly City

WEATHER

300 Days of Sunshine

URBAN CORE

150 Bars

5K Hotel Rooms

230K SF of Meeting Space

Emerging Brewery Row

CULTURE

Burning Man

Hot August Nights

Reno Philharmonic & Pops Orchestra

Nevada Museum of Art

COMMUTE

15 min. Average Commute

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

Q4 2018

Vacancy 3.9%

Net Absorption (439,964) SF

Asking Lease Rate \$0.45 PSF

Completions 1,465,567SF

Arrows indicate change quarter-over-quarter

CURRENT LEASE RATE & EXPENSES

City	Lease Rate	Current Opex
Central Valley	\$0.45	\$0.05
Reno	\$0.45	\$0.05
Salt Lake City	\$0.45	\$0.05
Inland Empire	\$0.45	\$0.05
Sacramento	\$0.45	\$0.05
Las Vegas	\$0.45	\$0.05
Phoenix	\$0.45	\$0.05
Portland	\$0.45	\$0.05
Seattle	\$0.45	\$0.05

Source: CBRE MarketView Reports

TRUCK SERVICE

- ONE DAY
- TWO DAY

89.8M SF

#1 PER CAPITA IN NATION INDUSTRIAL BASE

800K SF

UNDER CONSTRUCTION

\$12-14

PER HOUR WAREHOUSE LABOR WAGE

\$0.45 NNN

BULK ASKING RATE

3.9%

VACANCY RATE

70M

PEOPLE WITHIN 2 DAYS

REGIONAL DISTRIBUTION CENTER

Great for servicing the West Coast rather than just the SW.

Source: IDI

Reno, Nevada is within a 50-mile radius of **692,707 residents**



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



CBRE

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DP **DERMODY
PROPERTIES**

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