



VICTORY

LOGISTICS | DISTRICT

www.VictoryLogisticsDistrict.com

www.MarkIV.com

ROUGH GRADED INDUSTRIAL LAND PARCEL
OPPORTUNITY ZONE
VICTORY LOGISTICS DISTRICT IS ADJACENT TO:
INTERSTATE 80 (EAST-WEST)
U.S. 50 (EAST-WEST)
U.S. 95 (NORTH-SOUTH)
UP/BNSF MAINLINE RAIL
U.S. 395/580



4,800-ACRE MASTER PLANNED INDUSTRIAL DISTRICT • 11 BUILDINGS
7.211 MILLION SF • CURRENTLY CONSTRUCTED OR UNDER DESIGN

INDUSTRIAL LAND PARCEL FOR SALE

47 ACRES AVAILABLE
FERNLEY, NV



MARK IV CAPITAL

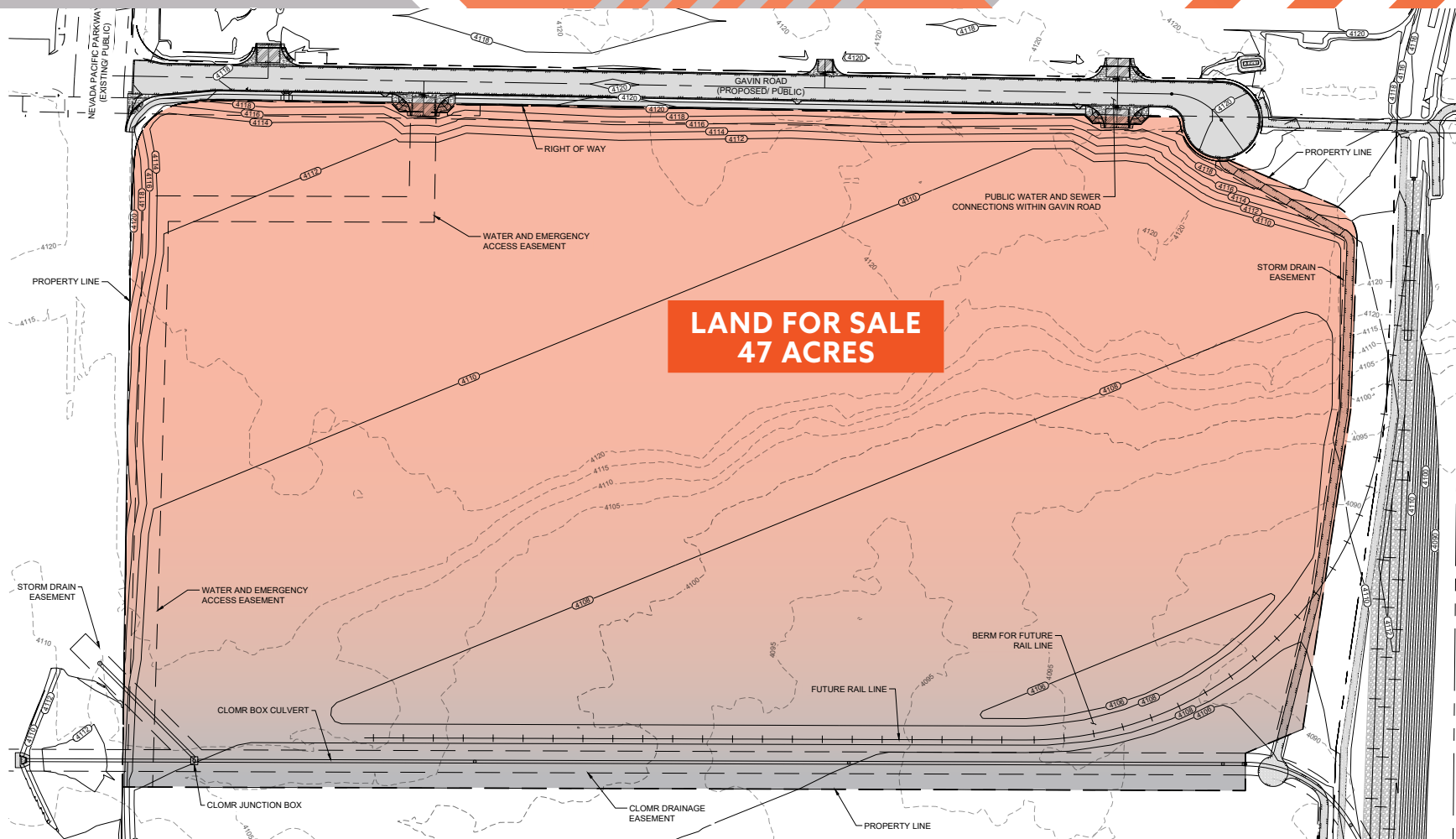
CBRE



VICTORY
LOGISTICS | DISTRICT

DEVELOPMENT MASTER PLAN





VICTORY LOGISTICS DISTRICT H-1 PARCEL PLAN

PARCEL HIGHLIGHTS:

- 47 ACRES
- GRADED SITE
- ALL UTILITIES AVAILABLE TO SITE
- UNION PACIFIC TRACK AGREEMENT IN PLACE, SPUR CAN BE DESIGNED TO-SUIT
- ZONED: HEAVY INDUSTRIAL
- PRICE: TO BE DETERMINED

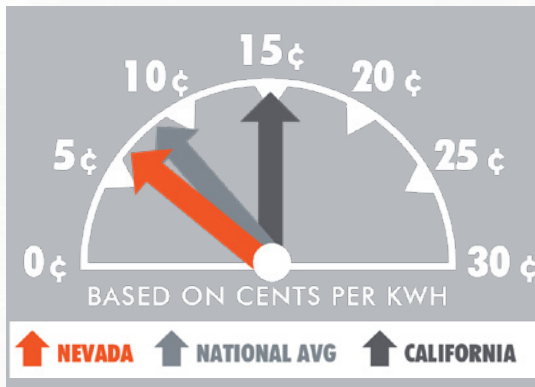
RENO INDUSTRIAL MARKET



- CORPORATE INCOME TAX
- PERSONAL INCOME TAX
- INVENTORY TAX
- UNITARY TAX
- FRANCHISE TAX
- ESTATE TAX

ENERGY COST

In Nevada, the commercial utility rates are substantially cheaper.



57.5%
Lower than CA

11.7%
Lower than U.S. Avg.

Q1 2025

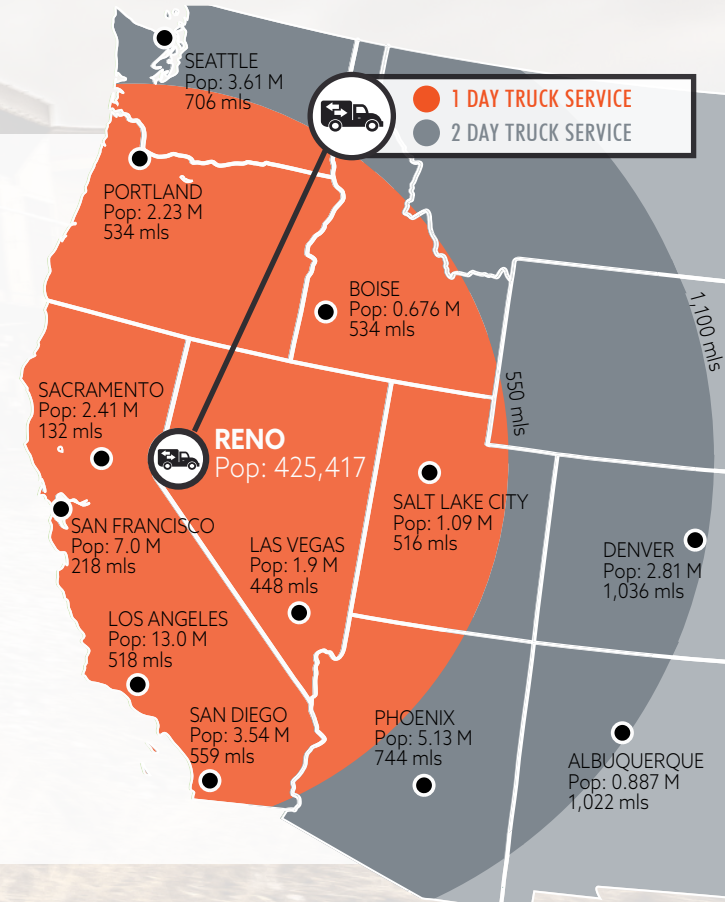
116.4M SF
#1 PER CAPITA IN NATION
INDUSTRIAL BASE

1.5M SF
UNDER
CONSTRUCTION

\$19-\$20
PER HOUR WAREHOUSE
LABOR WAGE

\$0.83 NNN
BULK ASKING
RATE

Source: CBRE Research, Q1 2025



FOR MORE INFORMATION, CONTACT:

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