



# VICTORY

LOGISTICS | DISTRICT

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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

96.54 ACRES AVAILABLE  
FERNLEY, NV



Scan QR Code to Access  
Interactive Portal

**CBRE**



**MARK IV CAPITAL**



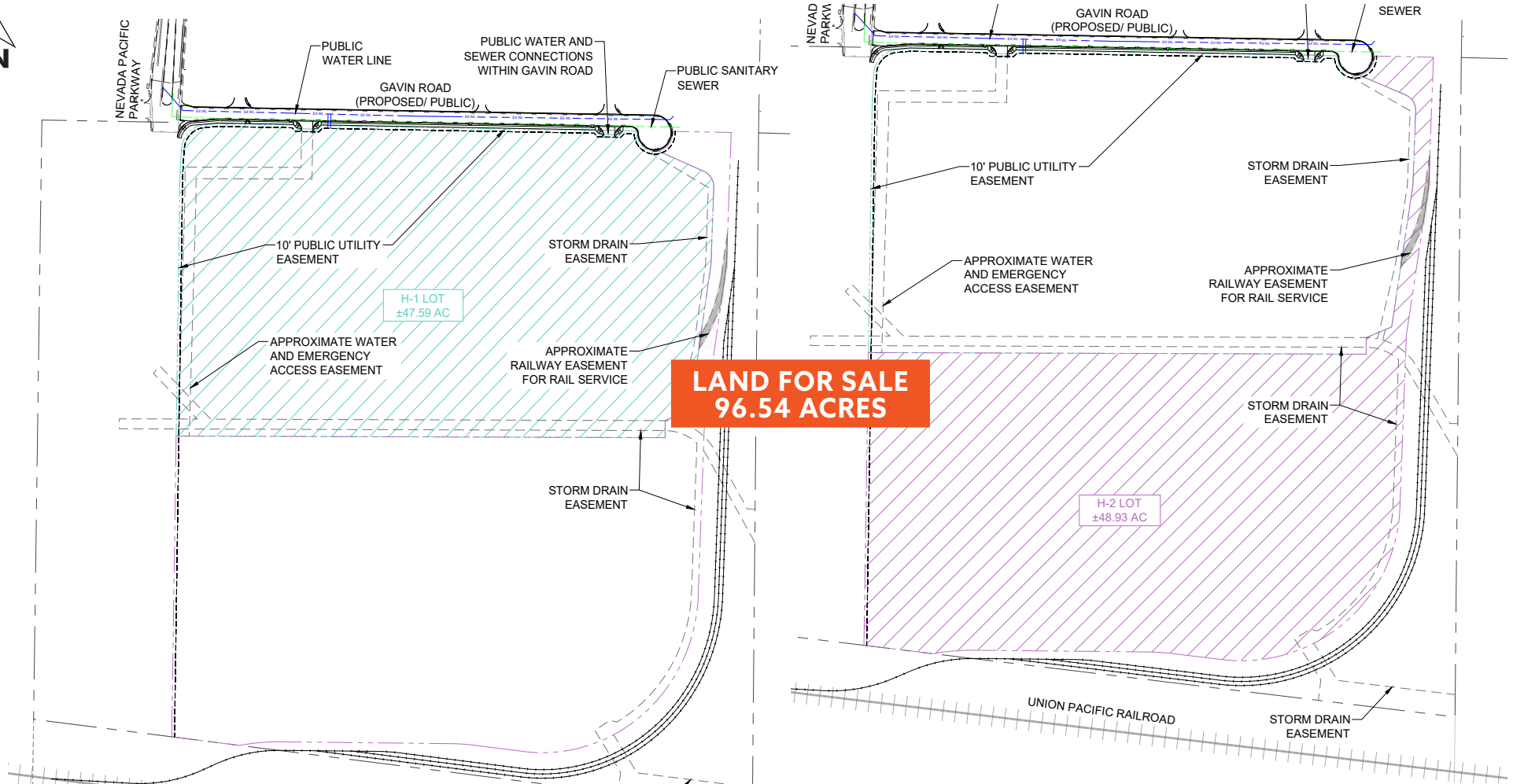
**VICTORY**  
LOGISTICS | DISTRICT

**LAND FOR SALE**  
**96.54 ACRES**



# DEVELOPMENT MASTER PLAN

**5775 GAVIN ROAD, FERNLEY, NV**  
**022-671-12 47.61 ACRES**  
**022-671-10 48.93 ACRES**



**LAND FOR SALE  
96.54 ACRES**

# VICTORY LOGISTICS DISTRICT

## H-1 & H-2 PARCEL PLAN

### PARCEL HIGHLIGHTS:

- 96.54 ACRES
- GRADED SITE
- ALL UTILITIES AVAILABLE TO SITE
- UP TO 0.5 ACRE FEET OF WATER PER ACRE INCLUDED
- UNION PACIFIC TRACK AGREEMENT IN PLACE, COMPLETION OF SPUR AUGUST 2026
- ZONED: HEAVY INDUSTRIAL
- PRICE: \$12.00 PER SQ FT



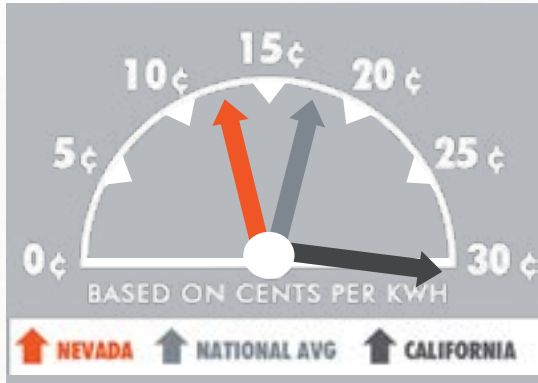
# RENO INDUSTRIAL MARKET



- 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.



**60.2%**  
Lower than CA

**25.6%**  
Lower than U.S. Avg.

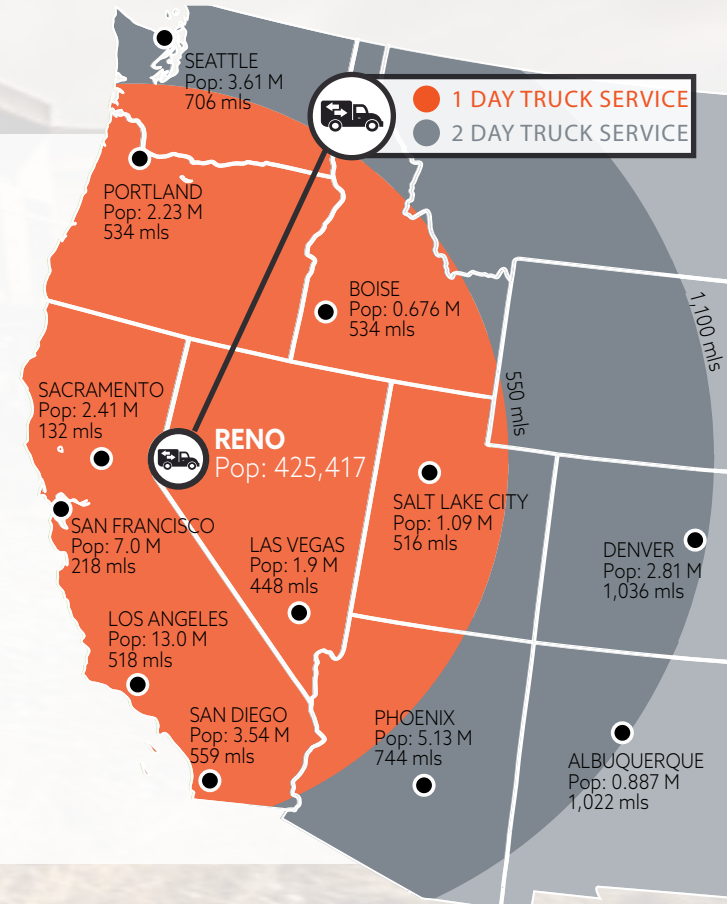
**Q3 2025**

**120M SF**  
#1 PER CAPITA IN NATION INDUSTRIAL BASE

**1.6M SF**  
UNDER CONSTRUCTION

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

**\$0.80 NNN**  
BULK ASKING RATE



Source: CBRE Research, Q3 2025

FOR MORE INFORMATION, CONTACT:

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