



VICTORY
LOGISTICS | DISTRICT

www.VICTORYLOGISTICSDISTRICT.COM

www.MARKIV.COM



MAP TOUR



**THE PREEMINENT MASTER-PLANNED
INDUSTRIAL & LOGISTICS PROJECT
IN NORTHERN NEVADA**



MARK IV CAPITAL

CBRE



MANUFACTURING



DISTRIBUTION



DATA CENTERS



LOGISTICS

2.

VICTORY is just around the corner...

MARK IV CAPITAL is pleased to offer **Victory Logistics District**, a best-in-class industrial district in rapidly expanding Northern Nevada.

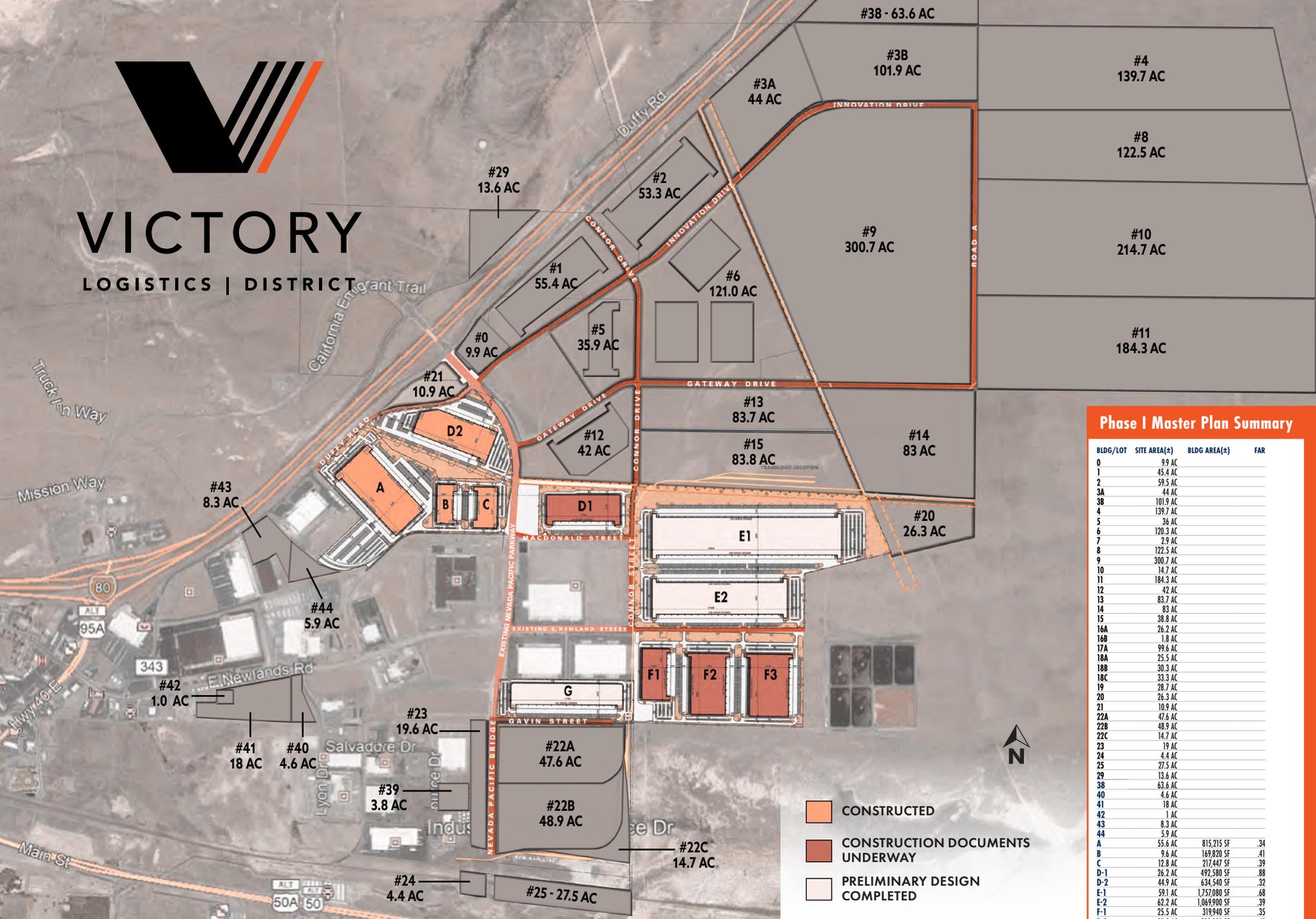
Victory is the only master-planned industrial center capable of meeting the growing need of manufacturing, distribution, data center, and logistics development in the region.





VICTORY

LOGISTICS | DISTRICT



- CONSTRUCTED
- CONSTRUCTION DOCUMENTS UNDERWAY
- PRELIMINARY DESIGN COMPLETED

Phase I Master Plan Summary

BLDG/LOT	SITE AREA(+)	BLDG AREA(+)	FAR
0	9.9 AC		
1	45.4 AC		
2	53.3 AC		
3A	44 AC		
3B	101.9 AC		
4	139.7 AC		
5	36 AC		
6	120.3 AC		
7	2.9 AC		
8	122.5 AC		
9	300.7 AC		
10	14.7 AC		
11	184.3 AC		
12	42 AC		
13	83.7 AC		
14	83 AC		
15	83.8 AC		
16A	26.2 AC		
16B	1.8 AC		
17A	99.6 AC		
18A	25.5 AC		
18B	30.3 AC		
18C	33.3 AC		
19	28.7 AC		
20	26.3 AC		
21	10.9 AC		
22A	47.6 AC		
22B	48.9 AC		
22C	14.7 AC		
23	19.6 AC		
24	4.4 AC		
25	27.5 AC		
29	13.6 AC		
38	63.6 AC		
40	4.6 AC		
41	18 AC		
42	1 AC		
43	8.3 AC		
44	5.9 AC		
A	55.4 AC	815,215 SF	.34
B	9.6 AC	169,820 SF	.41
C	12.8 AC	217,447 SF	.39
D-1	26.2 AC	492,580 SF	.88
D-2	44.9 AC	634,540 SF	.32
E-1	59.1 AC	1,757,080 SF	.68
E-2	62.2 AC	1,069,900 SF	.39
F-1	25.5 AC	319,940 SF	.35
F-2	30.3 AC	528,330 SF	.40
F-3	33.3 AC	600,790 SF	.41
G	28.7 AC	604,760 SF	.48
I	45.4 AC	TBD	
J	59.5 AC	TBD	
K	36 AC	TBD	
L-1	TBD	680,833 SF	
L-2	TBD	623,934 SF	
L-3	TBD	784,276 SF	
TOTAL	1,989 AC	9,299,445+ SF	

PHASE I - MASTER PLAN

ON **THE RIGHT SIDE** OF
THE **STATE LINE**

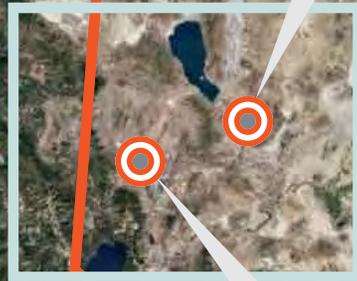
OREGON

IDAHO



CALIFORNIA

FERNLEY, NV



RENO, NV

NEVADA

STRATEGIC
WEST COAST
LOCATION

34 MILES
FROM
RENO, NV



RENO, NV

FERNLEY, NV

34.4 MILES

TAHOE-RENO INDUSTRIAL CENTER

LAKE TAHOE



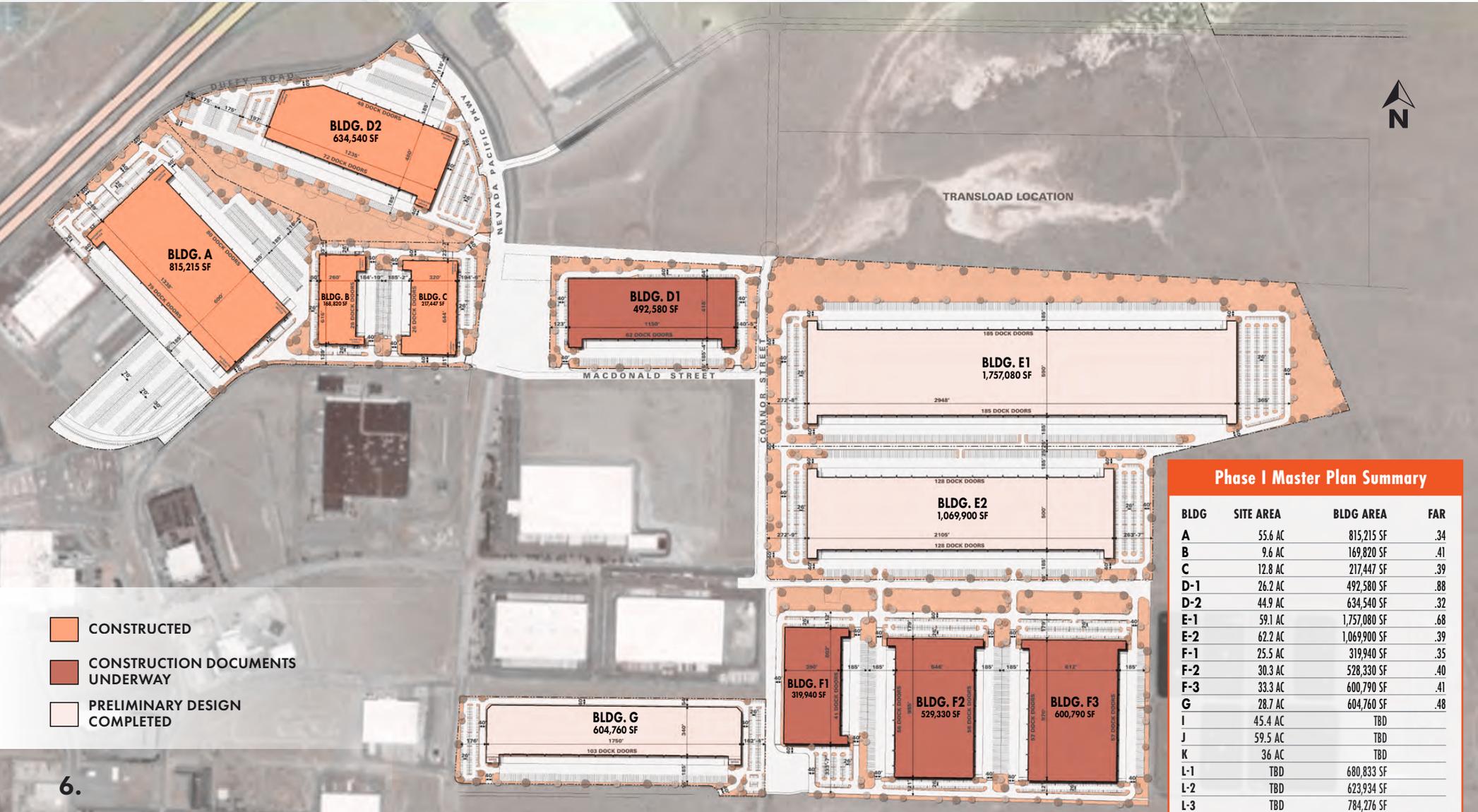
UNLIMITED DEVELOPMENT OPPORTUNITIES

4,400 ACRES MEANS UNLIMITED INDUSTRIAL SOLUTIONS

SPECULATIVE DISTRIBUTION AND MANUFACTURING BUILDINGS

BUILD-TO-SUIT FACILITIES

GROUND LEASES



“ THIS IS NOT JUST
ABOUT INCENTIVES.
**NEVADA IS A GET
THINGS DONE STATE.** ”

- ELON MUSK, CEO OF TESLA MOTORS

NORTHERN NEVADA IS BOOMING!

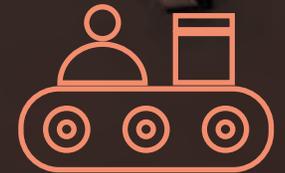
Northern Nevada is an ideal place to relocate your growing company. Forbes named the area the 3rd fastest growing workforce population in the U.S.

Greenlink Nevada is comprised of two distinct transmission line segments. Once complete, the segments will allow access to and future development of Nevada's renewable energy resources, increasing power reliability for Nevadans and position Nevada as an energy leader in the western United States for decades to come.

Northern Nevada is one of the most diverse renewable energy portfolios in the nation.



LIFE IS GOOD IN NORTHERN NEVADA



**15%
INCREASE**

*Labor Force
Population*



**8.5%
INCREASE**

*Population
Growth*

IN THE LAST 5 YEARS

2024

State of Nevada
RANKINGS



2nd

Fastest Growing
State
(POPULATION)

1st

Solar
Economy

5th

Renewable
Portfolio
Standards

7th

Business
Tax Climate

AMENITIES

1 HOUR TO LAKE TAHOE
SKIING & RECREATION



● UNLIMITED ACCESS TO THE OUTDOORS AND OUTDOOR ACTIVITIES

● RENO HAS AN AVERAGE OF 300 SUNNY DAYS PER YEAR, PLACING IT IN THE TOP 5 IN U.S. AVERAGE

NORTHERN NEVADA IS **IMPACTING** **THE WORLD**

Victory Logistics District is uniquely positioned to accommodate pioneers, visionaries and those forward-thinking companies that understand the benefits that Northern Nevada has to offer.

260+
COMPANIES

SINCE 2015, OVER 260
COMPANIES HAVE BEEN
ESTABLISHED,
RELOCATED OR
EXPANDED IN
NORTHERN NEVADA

Global Brands are Calling Northern Nevada Home:

POLARIS

Panasonic

TESLA



SHERWIN-WILLIAMS

Google

NE Nanotech
Energy

intuit.

ebay[™]

**VICTORY LOGISTICS DISTRICT OFFERS MODERN
COMPANIES THE FACILITIES THEY NEED TO GROW**



VICTORY

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NORTHERN NEVADA IS OPEN FOR BUSINESS

ENERGY COST



↑ NEVADA ↑ NATIONAL AVG ↑ CALIFORNIA

In Nevada, the commercial utility rates are substantially cheaper.

58.6%
Lower than CA

18.5%
Lower than U.S. Avg.

ENERGIZED

Northern Nevada is well-suited for a variety of renewable energy sources.



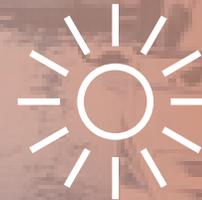
Local government is invested in the success of the area.

- A depth of workforce programs for training and support
- Economic development agencies have an active and effective involvement in creating state-wide business-friendly tax incentives

WIND



SOLAR



GEOTHERMAL



A BUSINESS-FRIENDLY TAX CLIMATE



Unique tax advantages designed to incentivize growth and expansion.

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



TAX
INCENTIVES



ACCESS &
LOCATION



LOW COST OF
DOING BUSINESS



INFLUX OF
NEW BUSINESS



JOB & POPULATION
GROWTH



QUALITY
OF LIFE 13.

A STRATEGIC LOCATION IN MORE WAYS THAN ONE

Manufacturing, distribution, data and aerospace users have identified the region as an important hub in their logistics planning.

77
MILLION



Centrally located in the west, with 77 million people within a single day's drive.

116
MILLION



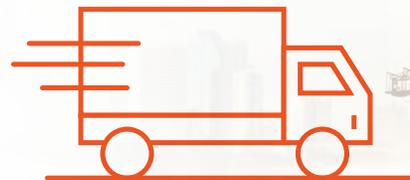
Centrally located in the west, with 116 million people within a two-day drive.



The area offers direct access to five West Coast ports via rail.



Victory Logistics District is served by Union Pacific and BNSF rail. Private short lines and on-side transload facilities to be constructed.



An extensive transportation network on three major highway corridors: Interstate 80, U.S. Highway 50 and U.S. Highway 95.

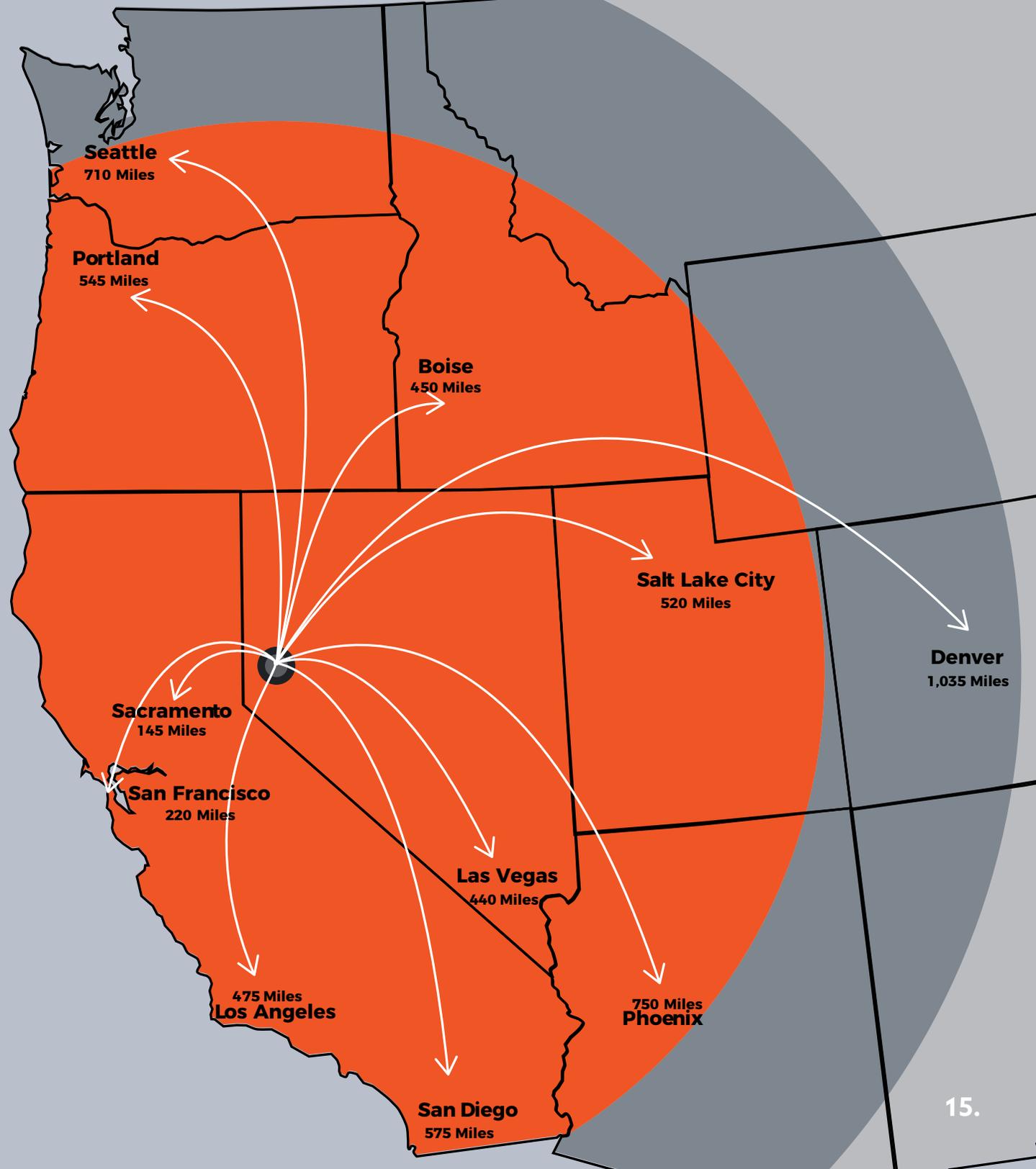
LOW ENERGY COST



Low incidence of natural disasters, low energy cost, a favorable climate, and proximity to fiber infrastructure make the region ideal for data centers. Direct transmission into Victory Logistics is available via Greenlink Nevada.

● 1-DAY DELIVERY

● 2-DAY DELIVERY



MANUFACTURING & TECHNOLOGY ARE THE FASTEST GROWING INDUSTRIES IN NORTHERN NEVADA

100+

COMPANIES HAVE RELOCATED OR EXPANDED
WITHIN THE AREA OVER THE LAST 3 YEARS,
INCLUDING 29 CORPORATE HEADQUARTERS

**D A T A
DRIVEN**

Companies like Apple, Google,
and Switch have all located data
centers in Northern Nevada.

intuit.

switch

snc SIERRA
NEVADA
CORPORATION

These are just some of the companies that have established
their corporate headquarters or regional facilities in
Northern Nevada facilities:



A **DESTINATION** FOR TOP COMPANIES

Businesses within the City of Fernley range from multi-national companies to regional businesses. Manufacturing, distribution, aerospace, data and transportation are the largest employers. Fernley is set to become the distribution epicenter for the state and will continue to grow in importance as volumes of freight increase over the next 30 years.

Additional employers in the region include:

FASTENAL[®]

REDWOOD
MATERIALS

deceuninck

DAEHAN



SHERWIN
WILLIAMS[®]

agru

Trex[®]

POLARIS

MSC
Industrial Supply Co.

VICTORY LOGISTICS DISTRICT IS MUCH MORE THAN JUST INDUSTRIAL SPACE

STRATEGICALLY LOCATED AND DEVELOPED TO OFFER MUCH MORE THAN INDUSTRIAL SPACE

1. The Region Offers a Variety of Aggressive Economic Benefits
2. A Strategic Location that Offers Access From Coast-to-Coast and Border-to-Border
3. 4,300-Acre Site Offers Unlimited Expansion Potential
4. Planned On-Site Rail, including Transload and Switching Services
5. State-of-the-Art Building Design and Features





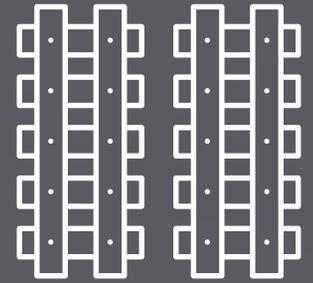
**100% Within a
Opportunity Zone**



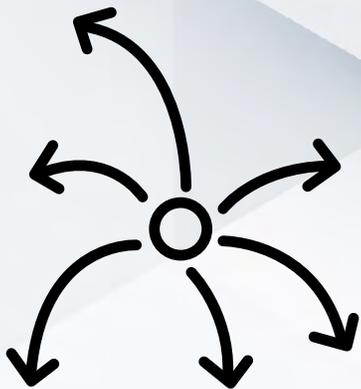
**Access to Ample
Renewable
Energy Sources**



**Located On Three
Transcontinental
Highway's and the
Future Transcontinental
Interstate-11**



**Serviced By Dual
Rail Lines (Union
Pacific and BNSF)**



**Serving Major
Western Markets**



**Transload Rail
Services Available
(Future)**



**Nevada's Competitive
Tax Structure,
Business-Friendly
Environment**



**Average Price of
Electricity is 22.7% lower
than the U.S. Average**

ON-SITE TRANSLOAD RAIL FACILITY AND SWITCHING SERVICES

(Construction commencing soon!)

TRANSLOAD FACILITY

By loading rail cargo to and from tractor-trailers, the on-site transloading and rail storage facilities create shipping efficiencies by allowing businesses to easily and efficiently include and scale rail in their supply chain.

SWITCHING SERVICES

Switching services allow for businesses with direct rail access to utilize rail service on an on-demand basis.



OPPORTUNITY ZONE IS AN UNDERSTATEMENT

The entire Victory Logistics District site sits within a federally designated Opportunity Zone, which offers unique benefits to owners, users, tenants, and potential investors.

BENEFITS INCLUDE:



- **A step-up in basis for capital gains reinvested into an Opportunity Fund.**
- **Temporary deferral of capital gains taxes.**
- **Permanent exclusion from capital gains taxes from the sale or exchange of an investment in an Opportunity Fund after a ten-year hold.**

A STRATEGIC **PARTNERSHIP** **BUILT** FOR THE FUTURE

“ **Victory Logistics District will be the preeminent master planned industrial project in Northern Nevada.** ”



Mark IV Capital is the master developer and a general partner of the Victory Logistics District. With over 45 years in commercial real estate, the firm's vast experience in asset management is perfectly suited for this unique generational project.

The City of Fernley is a strategic partner.



New Nevada Resources, LLC is a general partner in Victory Logistics District. The company's expertise in land development, natural resources and habitat restoration in Nevada provide an invaluable perspective for the partnership.



CBRE is the world's premier real estate services platform. The carefully selected CBRE team is a critical component of the marketing, leasing and land sales effort for the project.



HPA Architecture is a multi-disciplinary design corporation working as the master planner and architect for the project. The firm has extensive experience in high-quality, large-scale industrial projects throughout the Western United States.



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BLDG. B



BLDG. C



BLDG. D-2



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