



US 95 COMMERCE CENTER

FERNLEY, NEVADA

INDUSTRIAL / DATA CENTER CAMPUS



THE EMERGING DATA-CENTER HUB IN SILICON VALLEY'S BACKYARD

LOCATION

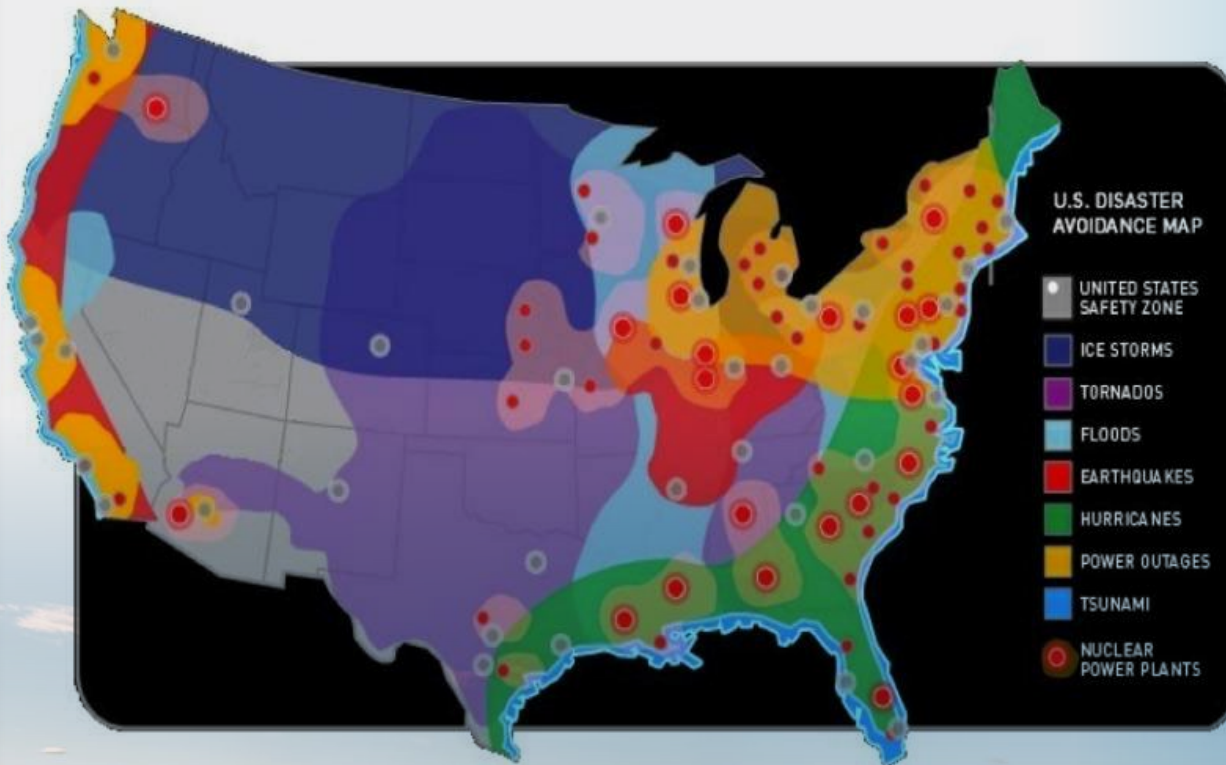


SITE PLAN



NORTHERN NEVADA - *AN UNMATCHED COMBINATION*

Top Safest Area From Natural Disaster



IDEAL LOCATION AND CLIMATIC CONDITIONS

Close to Silicon Valley at a fraction of the cost:

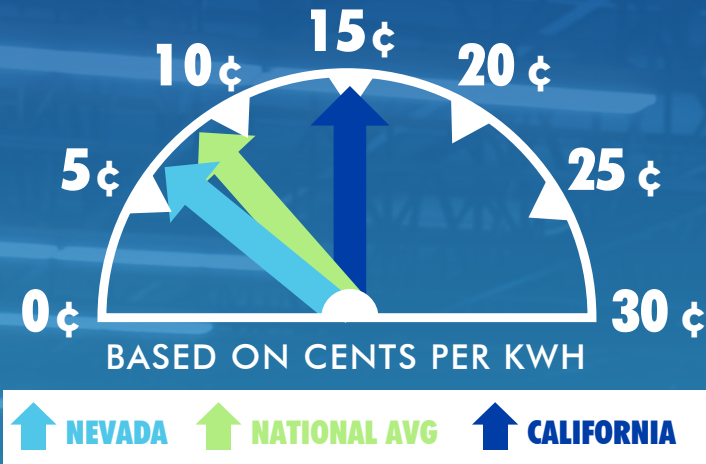
- 2 Milliseconds
- 32 Minute flight
- 53% Lower electric cost

BUSINESS AND TAX-FRIENDLY LOCAL AND STATE GOVERNMENTS

- NO Corporate Income Tax
- NO Inventory Tax
- NO Personal Income Tax
- NO Franchise Tax
- NO Inheritance Tax
- NO Estate Tax
- SIGNIFICANT Data Center Equipment
- TAX Abatement



RELIABLE AND LOW COST ENERGY



NEVADA UTILITY RATES ARE SUBSTANTIALLY CHEAPER

56.3%

Lower than CA

27.7%

Lower than U.S.

Source: NV Energy.

RELIABILITY

Nevada Energy ranks among the best in the nation, as measured by the company's "system average interruption frequency index" and its "system interruption duration index."

ENERGIZED

NORTHERN NEVADA IS WELL SUITED FOR A VARIETY OF RENEWABLE ENERGY SOURCES



Wind



Geothermal



Solar

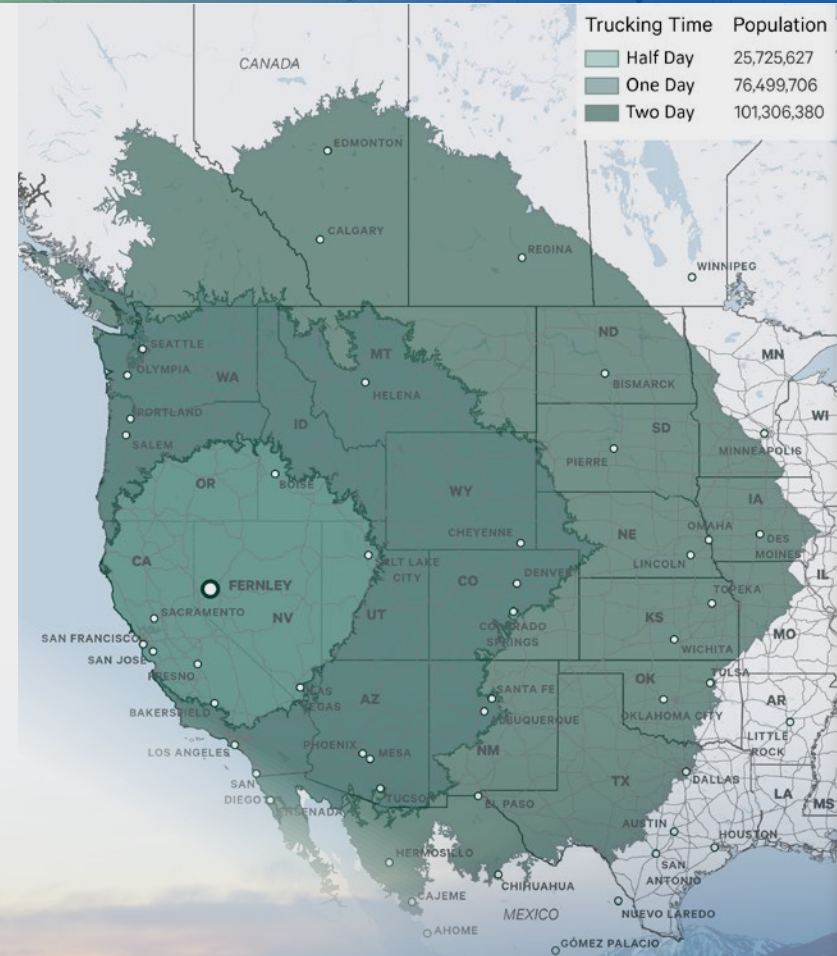
NORTHERN NEVADA

Why Northern Nevada?

Northern Nevada's strategic location, diverse labor market and wide range of financial services together with its business friendly environment and exceptional tax benefits make it an attractive and affordable location for companies of all sizes interested in moving or expanding their business. Northern Nevada has an unsurpassed quality of life to attract and retain employees to build your business - ideal weather (over 300 days of sunshine a year), a wide range of unique family friendly entertainment, sports and outdoor activities including seven world class ski resorts, golfing, hiking and biking all surrounded by beautiful Lake Tahoe and the Sierra Nevada mountains.

STRATEGIC LOCATION

Northern Nevada is ideally located as a distribution hub for the 11 Western United States. With direct access to I-80 East / West and US 395 North / South, over 65 local, regional and national trucking companies provide overnight delivery to 80% of the Western United States and two day delivery to the remaining 20%. Union Pacific and Santa Fe Railroads link 23 states as well as major gateways to the East, every major West Coast and Gulf Coast port and all six gateways to Mexico.



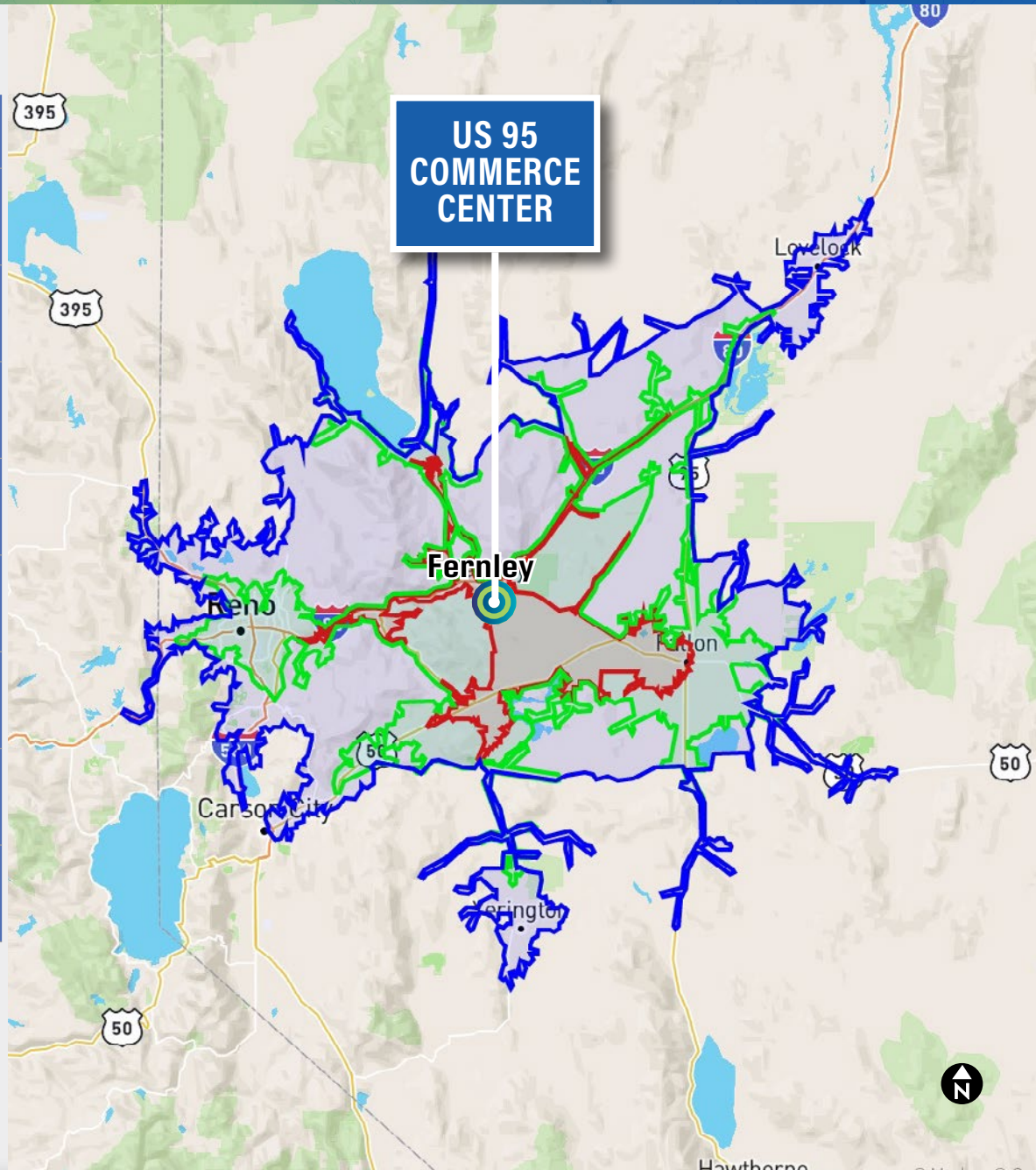
AREA DEMOGRAPHICS

2022 ESTIMATES

	30-MIN DRIVE	45-MIN DRIVE	60-MIN DRIVE
TOTAL POPULATION	47,647	415,625	590,464
TOTAL HOUSEHOLDS	17,821	166,611	232,644
MILLENNIAL POPULATION % (AGE 25-39)	21.9%	25.9%	24.5%
GEN X POPULATION % (AGE 40-55)	19.6%	18.7%	19.4%
MEDIAN HOUSEHOLD INCOME	\$60,480	\$68,658	\$76,154
PROFESSIONAL SCIENCE & TECHNICAL SERVICES	993	13,470	19,428
MANUFACTURING WORKERS	1,977	17,727	25,074
TRANSPORTATION & WAREHOUSE	1,611	14,710	20,815

■ 30-MIN DRIVE
 ■ 45-MIN DRIVE
 ■ 60-MIN DRIVE

Source: Esri.



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I N D U S T R I A L / D A T A C E N T E R C A M P U S

Exclusively Listed By:

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CBRE

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