

Reno AirLogistics Park

Reno, Nevada



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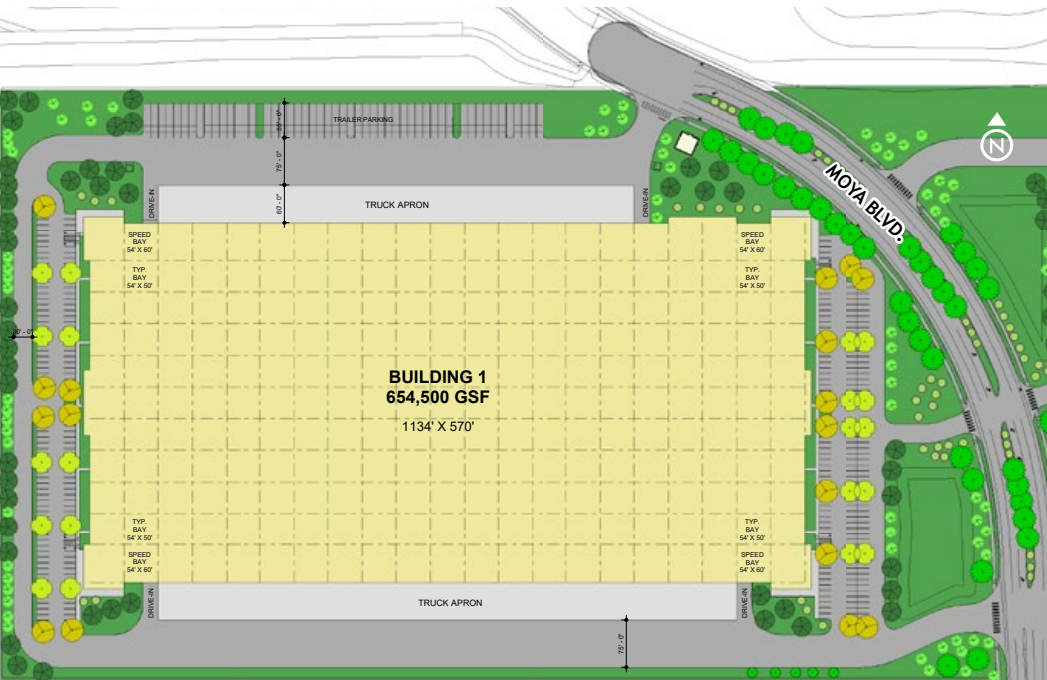
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- Two state-of-the-art, freestanding logistics buildings
- Q4 2024 Delivery
Building 1 - ±654,500 SF
- Q4 2024 Delivery
Building 2 - ±468,697 SF
- Divisible to ±218,980 SF
- 4,000 Amps
- Ample parking
- Close proximity to stable and abundant labor force
- Built to attract logistics, manufacturing and aerospace clients



**MONUMENT SIGN
at PARK ENTRANCE**

BUILDING 1



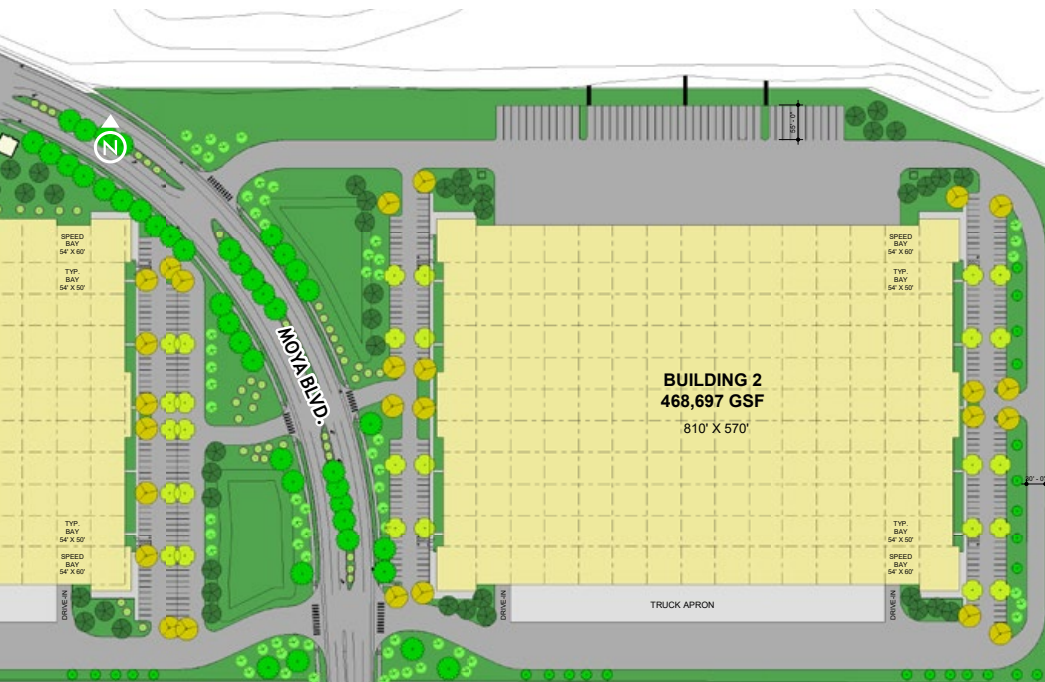
36' clear height



54' x 50' column spacing

- ±654,500 Square Feet
- Divisible to ±218,980 SF
- BTS Office upon request
- ±269 Auto parking spaces, expandable to 466
- ±51 Trailer parking, expandable to 63
- ±4,000 Amp, 3-phase/480 volt power
- Skylights throughout
- LED lighting
- Four (4) grade-level doors
- One hundred four (104) dock-high doors
- ESFR sprinkler system
- Concrete Tilt-up
- Min. 45 mil Single Ply TPO roof over rigid insulation
- Circular site flow

BUILDING 2



36' clear height



54' x 50' column spacing

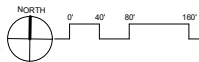
- ±468,697 square feet
- Divisible to ±218,980 SF
- BTS Office upon request
- ±227 Auto parking spaces, expandable to 373
- ±44 Trailer parking, expandable to 59
- ±4,000 Amp, 3-phase/480 volt power
- Skylights throughout
- LED lighting
- Four (4) grade-level doors
- Seventy-five (75) dock-high doors
- ESFR sprinkler system
- Concrete Tilt-up
- Min. 45 mil Single Ply TPO roof over rigid insulation
- Circular site flow

SITE PLAN



CONCEPTUAL SITE PLAN

SCALE: 1" = 80'



BUILDING 1 ENTRY FROM MOYA BLVD.



MOYA BLVD.



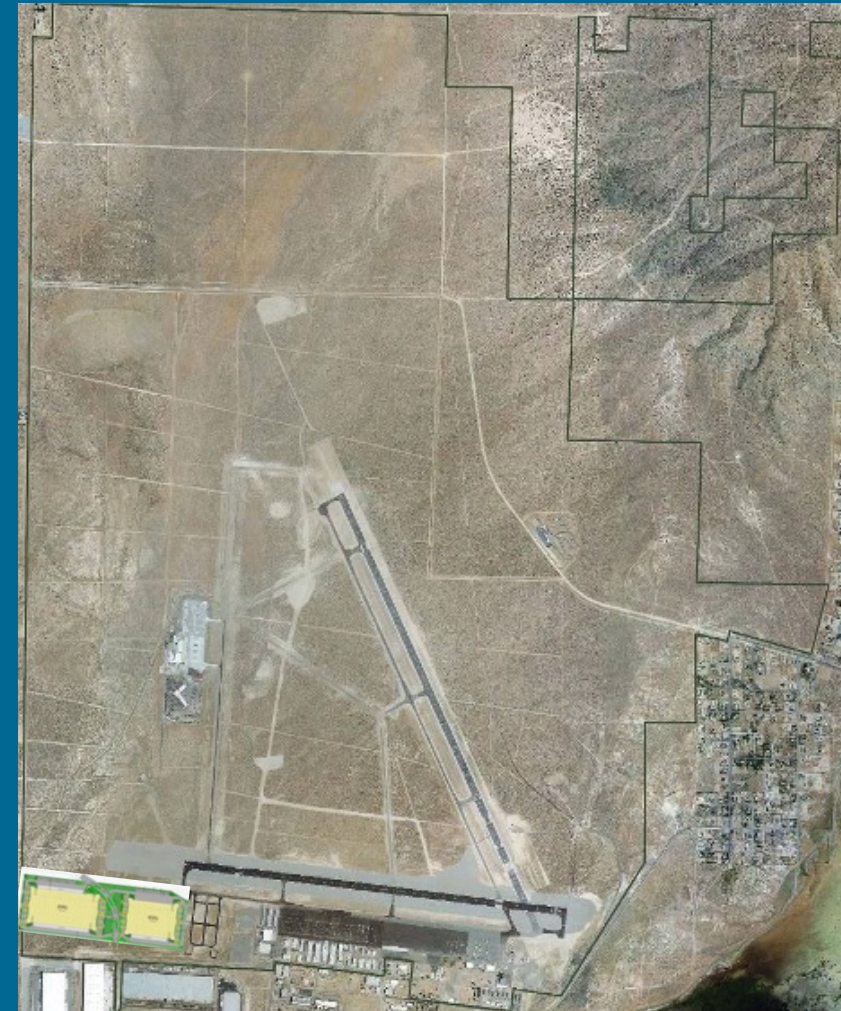
**MONUMENT SIGN
at PARK ENTRANCE**

RENO-STEAD AIRPORT OVERVIEW

Reno-Stead Airport (RST)



- FAA Designated UAS Test Site
- General Aviation Airport
 - 1 - 9,000' Runway
 - 1 - 7,600' Runway



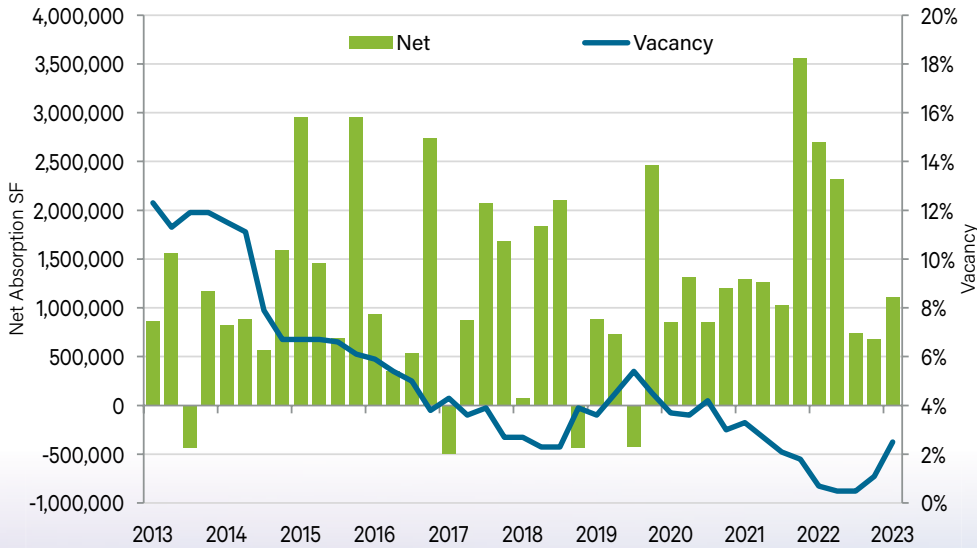
SITE LOCATION

- Immediate access to U.S. Hwy 395 - serving Seattle and Los Angeles
- 7-minute drive south to Interstate 80 - serving Chicago and San Francisco/Oakland
- Immediate access to employee support
- 10-minute drive northwest of Reno-Tahoe International Airport
- 3-hour drive east from Port of Oakland/ San Francisco



Reno Industrial Market

NET ABSORPTION & VACANCY TRENDS



Source: CBRE Research.

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

108.3M SF
Industrial base

4.1%
Vacancy rate

\$16-18
Per hour
warehouse
labor wage

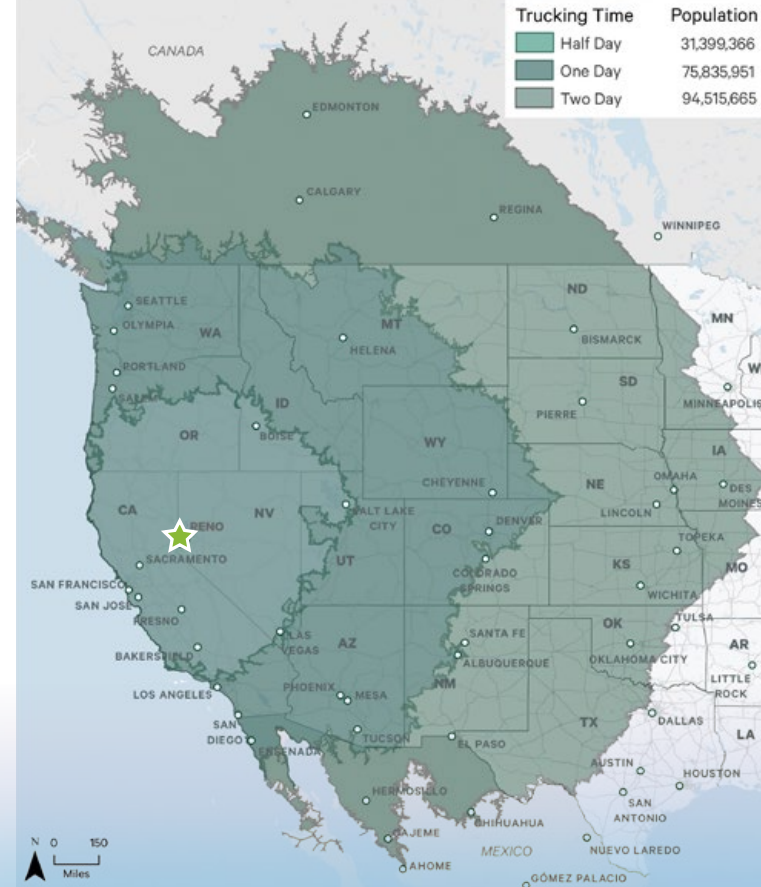
\$0.89
Bulk asking rate

5.8M SF
Under
construction

70M
People within
2 days



TRUCK SERVICE





Reno AirLogistics Park | Reno, NV

[Dermody.com](https://www.Dermody.com)

CBRE

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