

Q3 2023

COMPLETION

THREE PLANNED BUILDINGS

PLANNED CONSTRUCTION



NEVADA COMMERCE CENTER

COMMERCE DR., FERNLEY, NV

EAST VALLEYS SUBMARKET

CONCEPTUAL RENDERING



CBRE

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NEVADA COMMERCE CENTER FERNLEY, NV

EAST VALLEYS SUBMARKET

SITE

PLAN

NEVADA COMMERCE CENTER (BLDG. B)

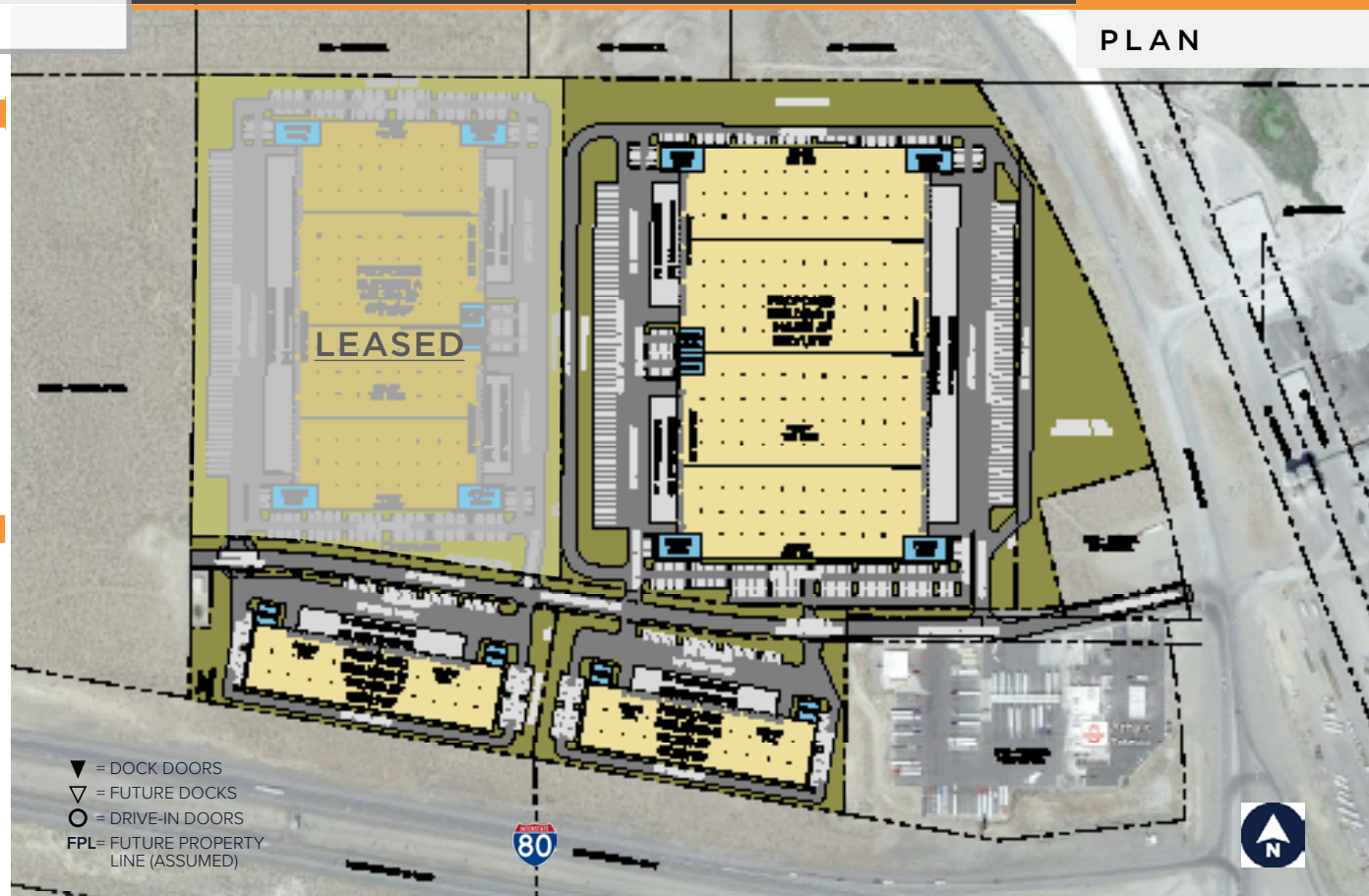
BUILDING SF:	641,920
DIVISIBLE:	160,480 SF / 320,960 SF
OFFICE:	BTS
CLEAR HEIGHT:	36' @ First Column
SPRINKLER TYPE:	ESFR
DOCK DOORS:	90 (9' X 10')
GRADE DOORS:	6 (12' X 14')
COLUMN SPACING:	50' X 56'
LOADING:	Cross
POWER:	4,000 Amps, 277/480V
AUTO PARKING:	345
TRAILER PARKING:	137
TRUCK COURTS:	210'
COVERAGE:	44.5%
SKYLIGHTS:	1% Single Dome

NEVADA COMMERCE CENTER (BLDG. C)

BUILDING SF:	96,720
DIVISIBLE:	48,360 SF
OFFICE:	BTS
CLEAR HEIGHT:	32' @ First Column
SPRINKLER TYPE:	ESFR
DOCK DOORS:	25 (9' X 10')
GRADE DOORS:	2 (12' X 14')
COLUMN SPACING:	52' X 50'
LOADING:	Front
POWER:	2,000 Amps, 277/480V
AUTO PARKING:	84
TRUCK COURTS:	140'
COVERAGE:	33.4%
SKYLIGHTS:	1% Single Dome

NEVADA COMMERCE CENTER (BLDG. D)

BUILDING SF:	105,040
DIVISIBLE:	52,520 SF
OFFICE:	BTS
CLEAR HEIGHT:	32' @ First Column
SPRINKLER TYPE:	ESFR
DOCK DOORS:	29 (9' X 10')
GRADE DOORS:	2 (12' X 14')
COLUMN SPACING:	52' X 50'
LOADING:	Front
POWER:	2,000 Amps, 277/480V
AUTO PARKING:	88
TRUCK COURTS:	140'
COVERAGE:	34.1%
SKYLIGHTS:	1% Single Dome

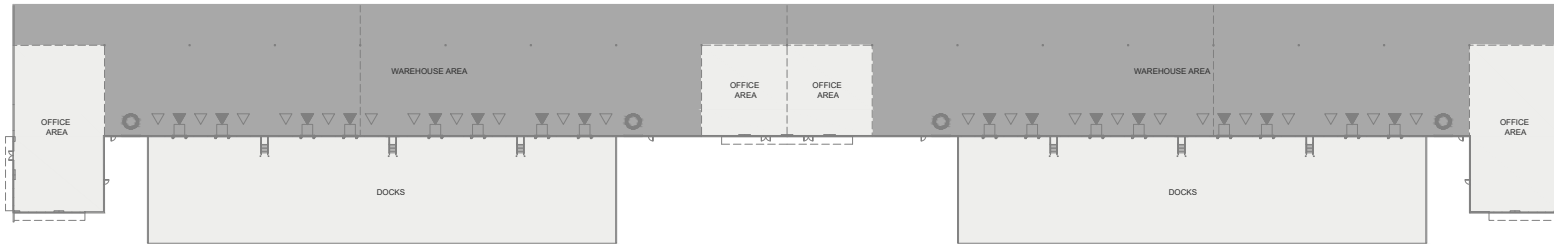


NEVADA COMMERCE CENTER FERNLEY, NV

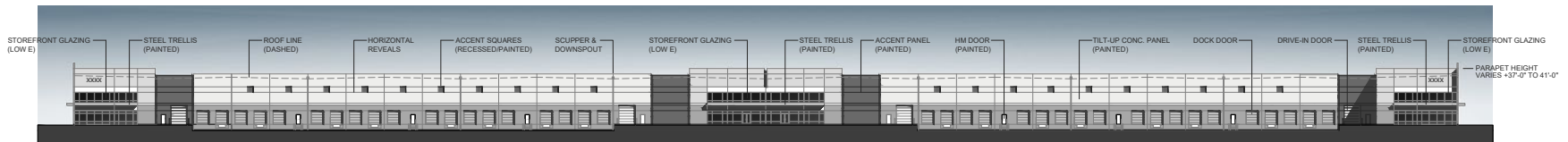
EAST VALLEYS SUBMARKET

BLDG. B

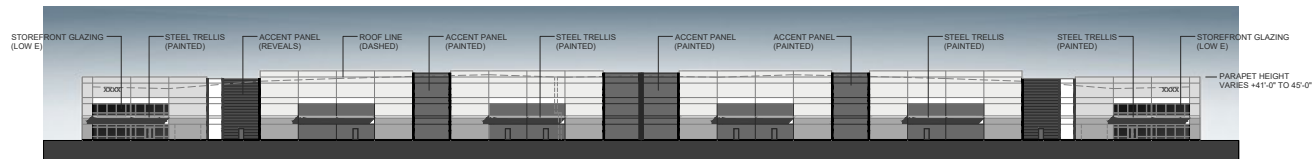
ELEVATIONS



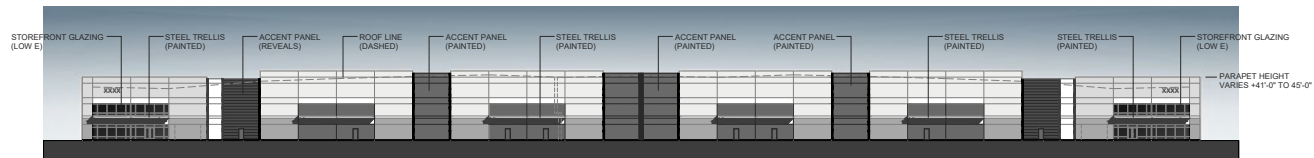
Partial Plan



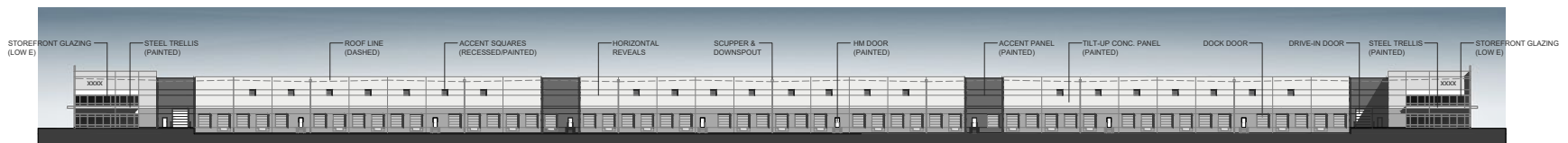
West Elevation



South Elevation (Commerce Center Drive)



North Elevation



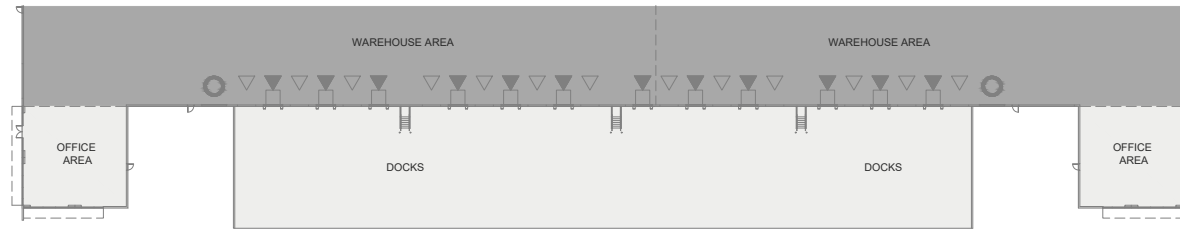
East Elevation (State Route 427)

NEVADA COMMERCE CENTER FERNLEY, NV

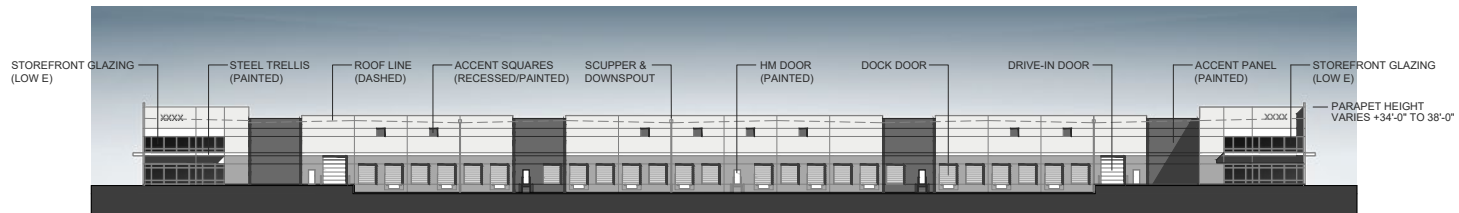
EAST VALLEYS SUBMARKET

BLDG. C

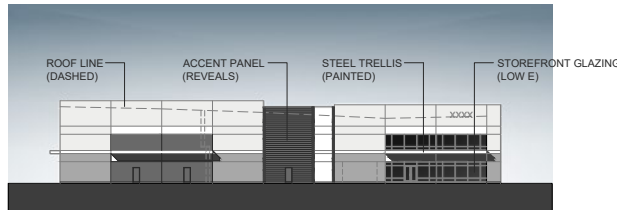
ELEVATIONS



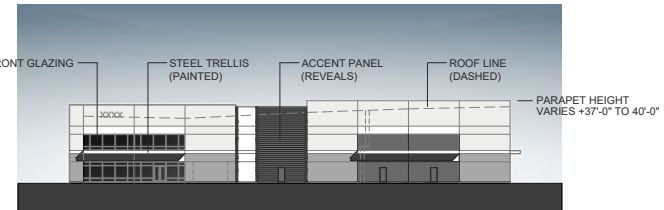
Partial Plan



North Elevation (Commerce Center Drive)



East Elevation



West Elevation



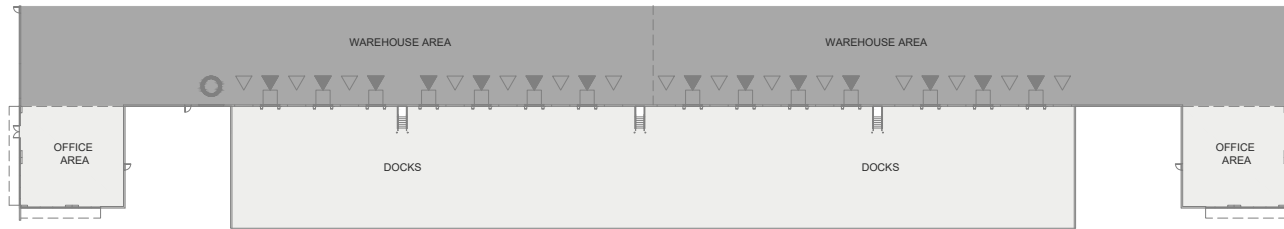
South Elevation (I-80)

NEVADA COMMERCE CENTER FERNLEY, NV

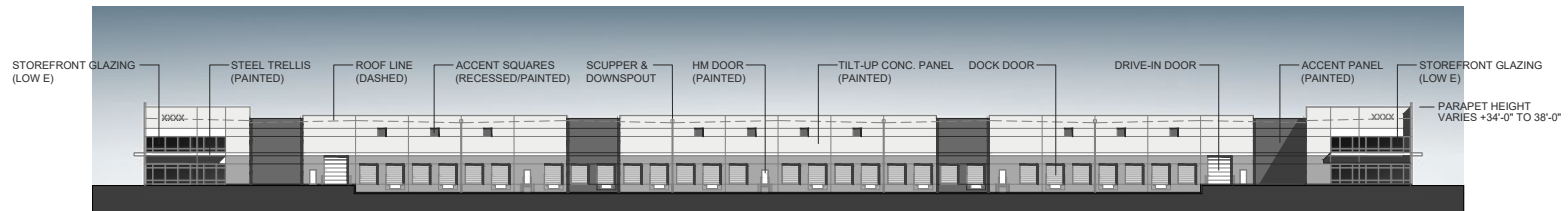
EAST VALLEYS SUBMARKET

BLDG. D

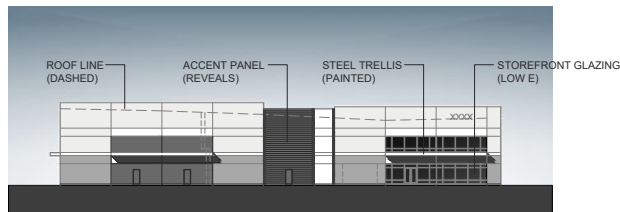
ELEVATIONS



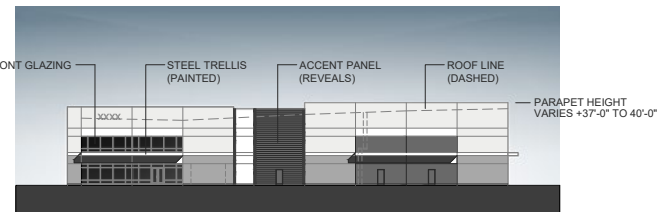
Partial Plan



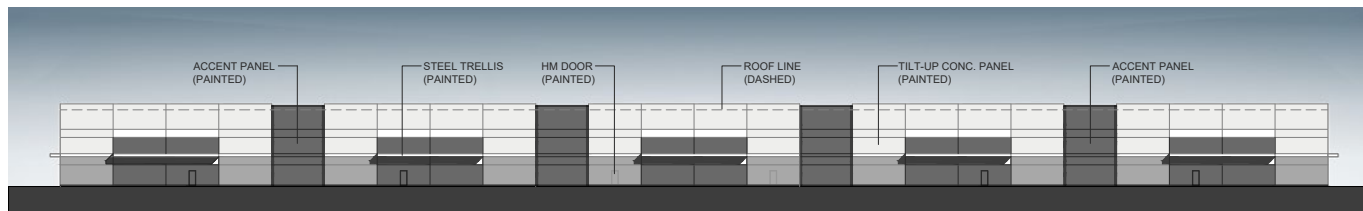
North Elevation (Commerce Center Drive)



East Elevation



West Elevation



South Elevation (I-80)

NEVADA COMMERCE CENTER FERNLEY, NV

EAST VALLEYS SUBMARKET



CONCEPTUAL RENDERINGS




NEVADA COMMERCE CENTER FERNLEY, NV


EAST VALLEYS SUBMARKET

NEVADA COMMERCE CENTER FERNLEY, NV

EAST VALLEYS SUBMARKET

 **RENO-STEAD AIRPORT**
47.6 MILES | 48 MINUTES

NORTH VALLEYS
 **ONTRAC | 9715 N VIRGINIA ST**
40.6.2 MILES | 37 MINUTES

SPARKS
 **UPS | 301 VISTA BLVD**
27.5 MILES | 37 MINUTES

RENO
 **FEDEX | 12501 MUSTANG DR**
23 MILES | 21 MINUTES

RENO-TAHOE INT'L AIRPORT
35 MILES | 35 MINUTES 

SOUTH RENO

**TAHOE-RENO
INDUSTRIAL CENTER (TRIC)**

FERNLEY

SILVER SPRINGS

LOCAL & REGIONAL DRIVER TIMES

TRIC	21-MINS
SPARKS	31-MINS
RENO	32-MINS
SOUTH RENO	39-MINS
NORTH VALLEYS	47-MINS
CA STATE LINE VIA US395	47-MINS
CA STATE LINE VIA I80	45-MINS

HIGHWAY ACCESS

SACRAMENTO, CA	2 HR. 39-MINS
SAN FRANCISCO, CA	3 HR. 55-MINS
BOISE, ID	6 HR. 3-MINS
LAS VEGAS, NV	6 HR. 30-MINS
SALT LAKE CITY, UT	6 HR. 58-MINS
LOS ANGELES, CA	7 HR. 44-MINS
PORTLAND, OR	9 HR. 38-MINS



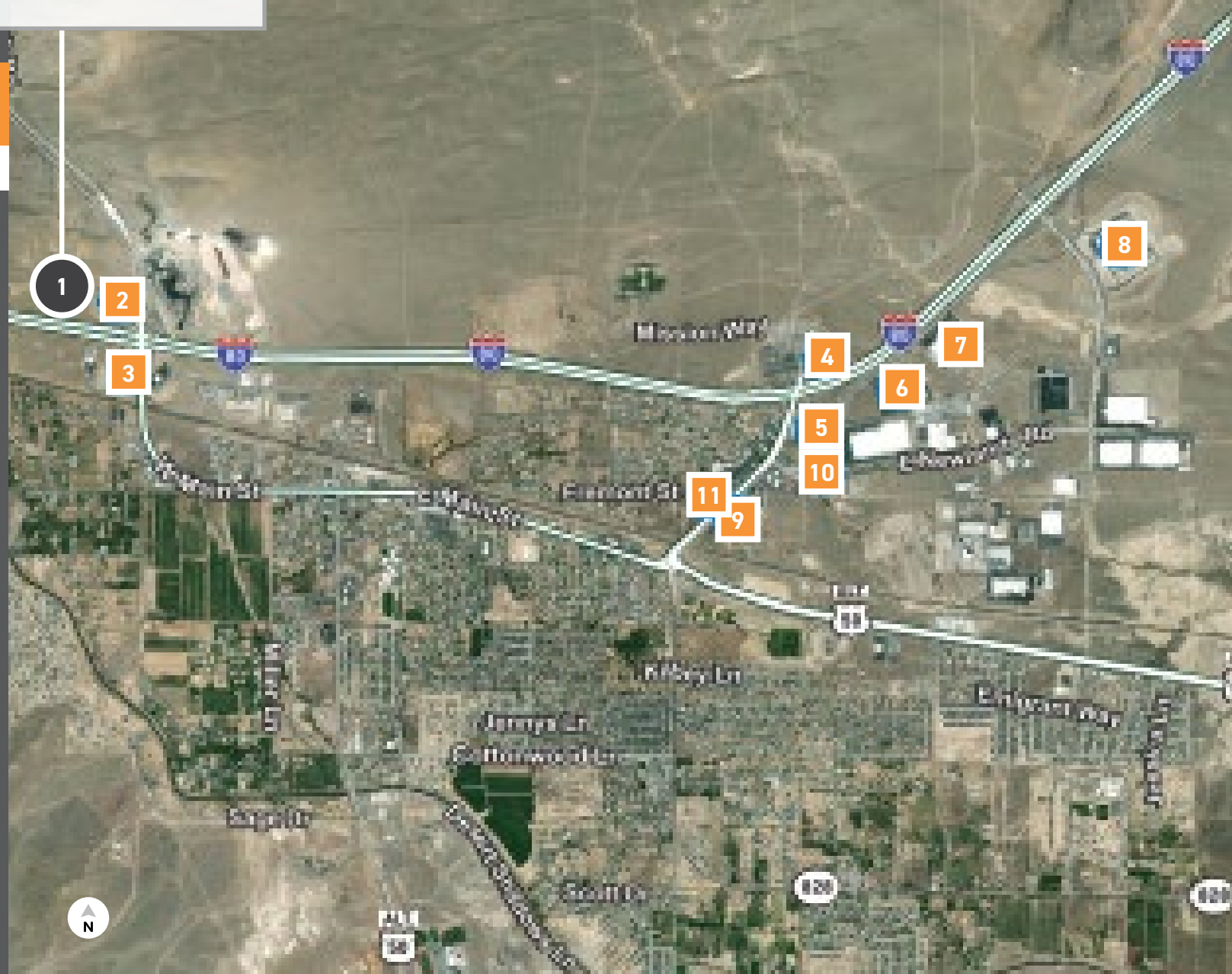
NEVADA COMMERCE CENTER FERNLEY, NV

EAST VALLEYS SUBMARKET

AMENITIES

& LOCAL BUSINESSES

1. NEVADA COMMERCE CENTER
2. LOVE'S TRAVEL CENTER
825 COMMERCE CENTER DR
3. PILOT TRAVEL CENTER
465 PILOT RD
4. FLYING J TRAVEL CENTER
480 TRUCK INN WAY
5. WALMART
1550 E NEWLANDS DR
6. LOWE'S
375 STANLEY DR E
7. SHERWIN WILLIAMS
1891 DUFFY RD
8. POLARIS
1755 N NEVADA PACIFIC PKWY
9. STARBUCKS
1201 NEWLANDS DR E
10. DOMINO'S PIZZA
1510 NEWLANDS DR E
11. WALGREENS
1280 US HIGHWAY 95A N



NEVADA COMMERCE CENTER

FERNLEY, NV

EAST VALLEYS SUBMARKET

2021

DEMOGRAPHICS

WHY RENO?

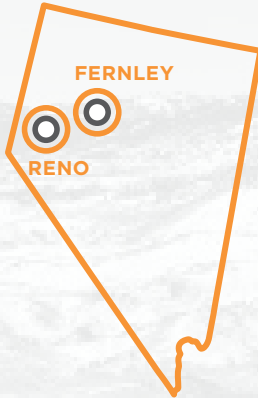
 **499,878**
POPULATION

 **\$16-18/HR**
WAREHOUSE ASSOCIATE

 **\$94,588**
AVERAGE HOUSEHOLD INCOME

 **25.0%**
OF MILLENNIALS IN AREA

 **247,317**
EMPLOYEES WITHIN RENO



60% of the workers in Fernley leave Fernley and drive to TRIC, Reno/Sparks every day for employment.

Source: EKAY Economics.

1,821

COMPANIES WHO
MAKE STUFF IN RENO AREA

1.46%

POPULATION GROWTH RATE
FROM 2021-2026

10.0%

OF EMPLOYEES IN
PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES

14.6%

OF EMPLOYEES ARE IN
HEALTH CARE AND SOCIAL ASSISTANCE

WHY FERNLEY?

 **236,463**
POPULATION (30-MILE RADIUS)

 **\$15-16/HR**
WAREHOUSE ASSOCIATE

 **\$71,846**
AVERAGE HOUSEHOLD INCOME

 **18.4%**
OF MILLENNIALS IN AREA

 **117,831**
EMPLOYEES WITHIN FERNLEY (30-MILE RADIUS)