

Q3 2023

105,040 SF AVAILABLE

PLANNED CONSTRUCTION

COMPLETION



NEVADA COMMERCE CENTER BUILDING D | COMMERCE DR., FERNLEY, NV

EAST VALLEYS SUBMARKET

CONCEPTUAL RENDERING



CBRE

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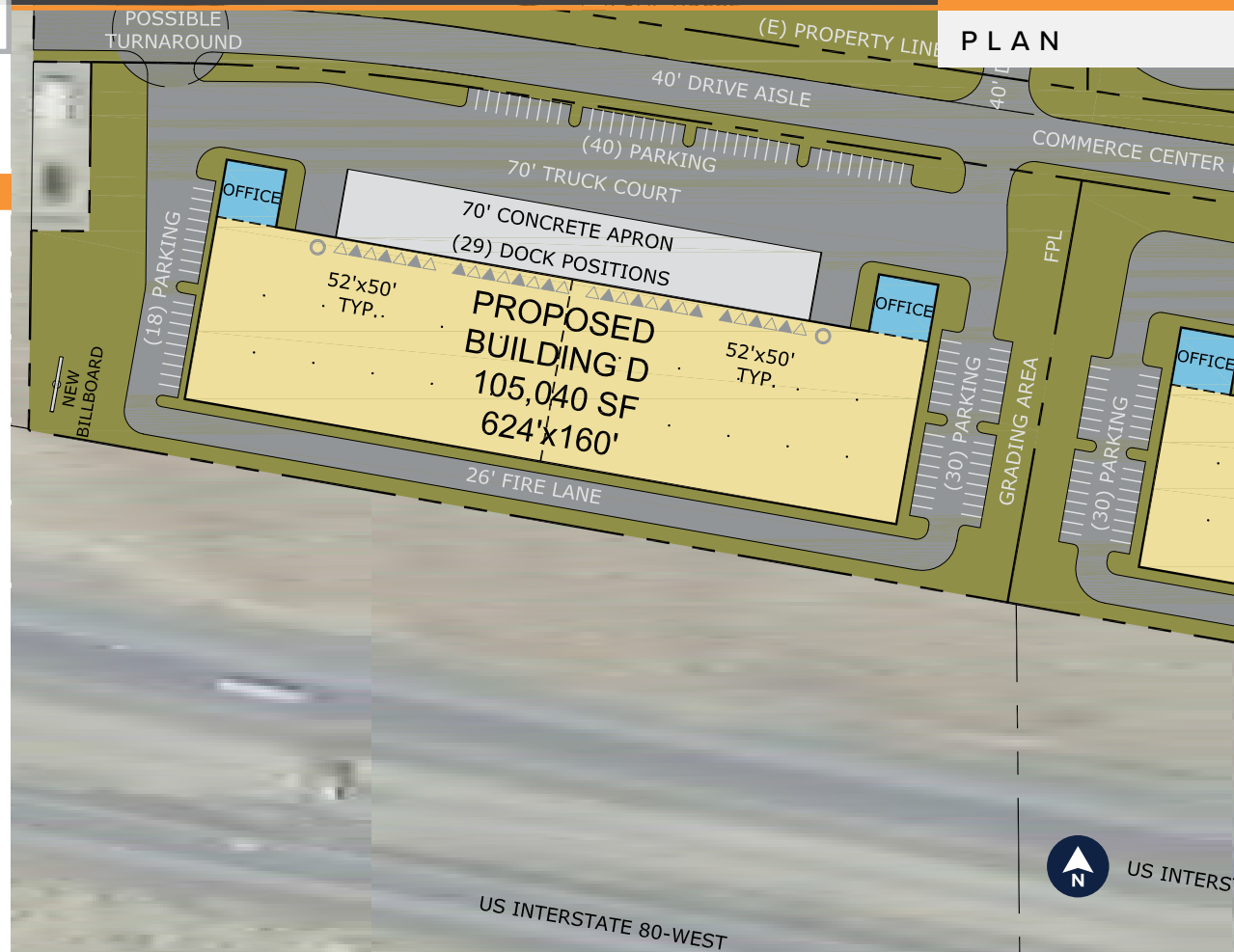
NEVADA COMMERCE CENTER BUILDING D | FERNLEY, NV

EAST VALLEYS SUBMARKET

SITE PLAN

NEVADA COMMERCE CENTER (BLDG. D)

BUILDING SF:	105,040
DIVISIBLE:	52,520 SF
OFFICE:	BTS or +/- 2,500 SF spec office
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
INSULATION:	Insulated Roof Deck
LIGHTING:	LED lighting to Tenant's Specification
DOCK EQUIPMENT:	To Tenant's Specification



- ▼ = DOCK DOORS
- ▽ = FUTURE DOCKS
- = DRIVE-IN DOORS
- FPL = FUTURE PROPERTY LINE (ASSUMED)

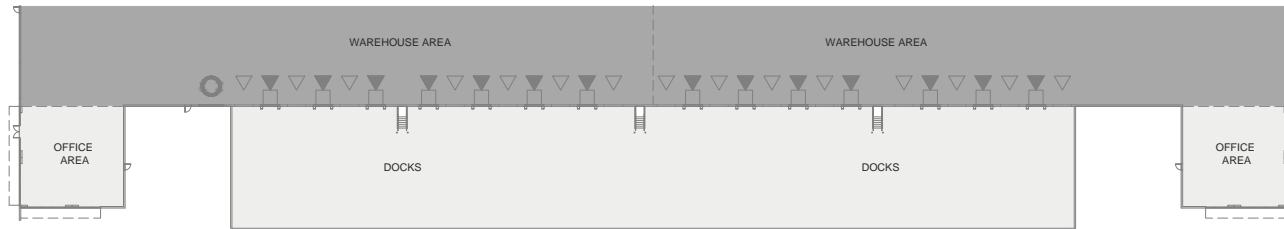


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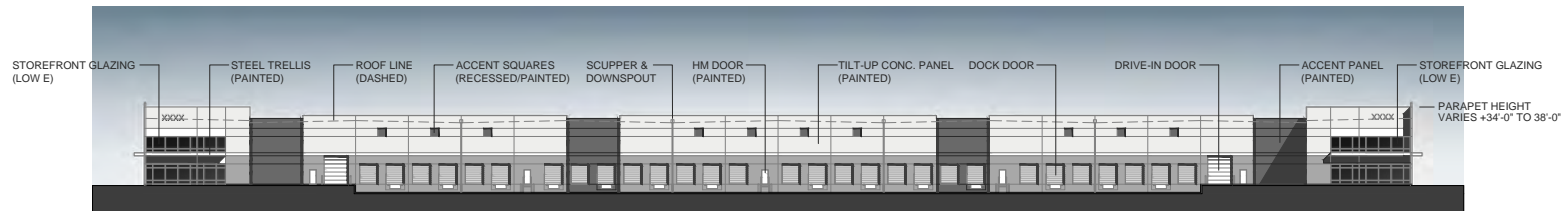
EAST VALLEYS SUBMARKET

SITE

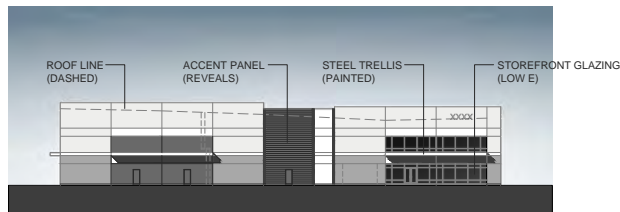
ELEVATIONS



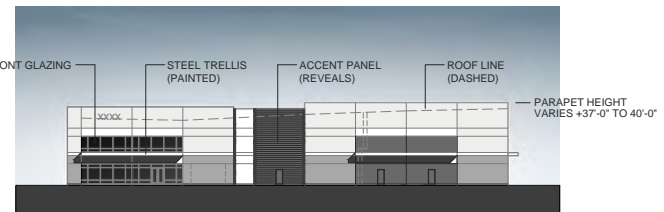
Partial Plan



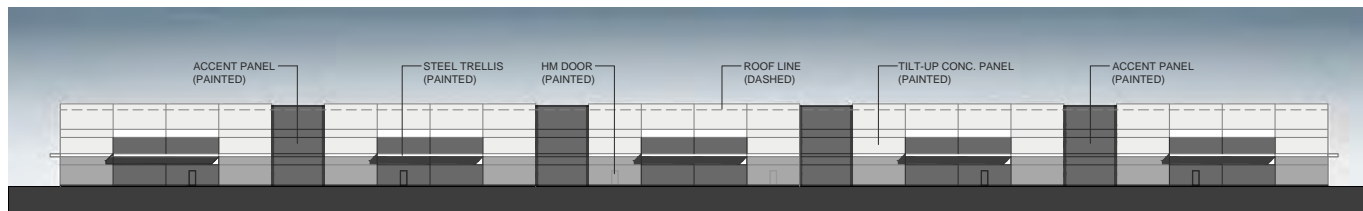
North Elevation (Commerce Center Drive)



East Elevation



West Elevation



South Elevation (I-80)

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NEVADA COMMERCE CENTER FERNLEY, NV

EAST VALLEYS SUBMARKET



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



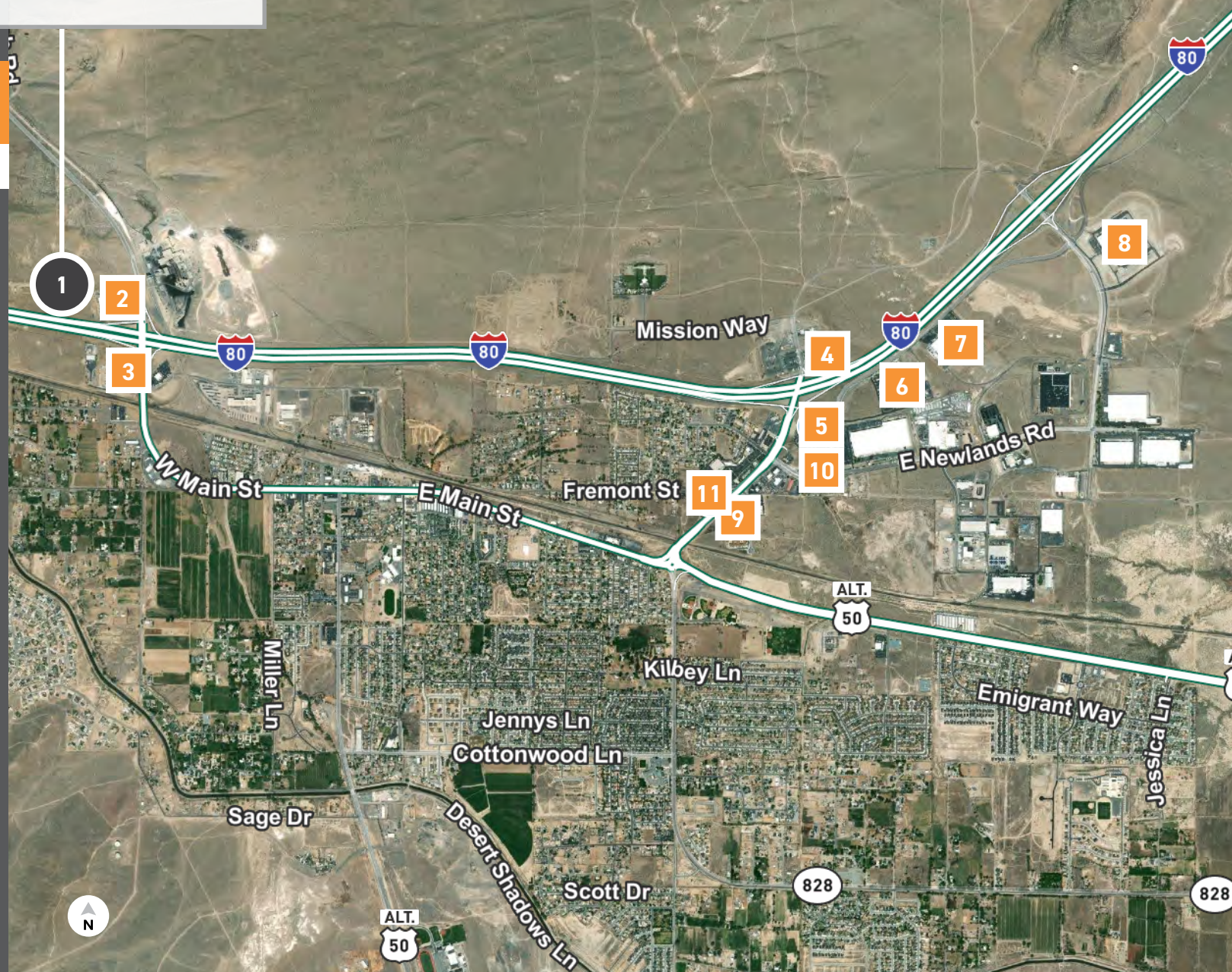
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EAST VALLEYS SUBMARKET

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 BUILDING D | FERNLEY, NV

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2021 DEMOGRAPHICS

WHY RENO?



499,878
POPULATION



\$16-18/HR
WAREHOUSE ASSOCIATE



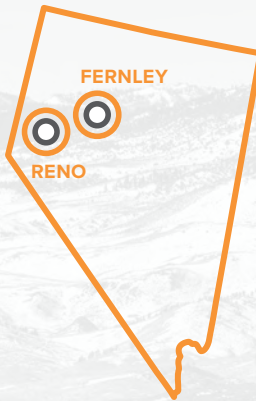
\$94,588
AVERAGE HOUSEHOLD INCOME



25.0%
OF MILLENIALS 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 MILLENIALS IN AREA



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