

1895 DUFFY ROAD FERNLEY, NV



±815,215 SF CLASS A INDUSTRIAL SUBLEASE

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THE OPPORTUNITY

**1895
DUFFY ROAD
FERNLEY, NV**

Strategically situated with freeway frontage on Interstate 80 in Fernley, **1895 DUFFY ROAD** is positioned approximately 15 minutes east of the Tahoe Reno Industrial Center, 30 minutes east of Reno, and 4 hours east of San Francisco/Port of Oakland, ensuring excellent accessibility and freeway signage opportunities. The property is located 3 hours south of Thacker Pass Lithium Mine, making it a prime location for lithium battery production and EV manufacturing.

A unique ±815,215 SF state of the art building in the Victory Logistics District planned development. The property is conveniently located in the Fernley submarket which has over 9 million SF of industrial product and is home to large distributors and manufactures such as Trex, Sherwin Williams, Lillac, Case New Holland, Johns Manville, Daehan Solutions, MSC, Polaris and many others.

The Tahoe Reno Industrial Center is located 15 miles to the west of Fernley and is a prominent hub housing notable companies like Tesla, Panasonic, Google, Switch, Redwood Materials, and Walmart Distribution.



MUNICIPALITY
CITY OF FERNLEY



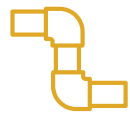
ELECTRICAL
NV ENERGY
2 X 4,000 AMPS 277/480 V
3 PHASE, 4 WIRE



GAS
NV ENERGY
NATURAL GAS LINE



PHONE/FIBER
AT&T, CHARTER,
& FIBER AVAILABLE



WATER
2" Domestic Water Meter
3" Service Line



SEWER
10" MAIN
6" DISTRIBUTION



PROPERTY SPECS

1895
DUFFY ROAD
FERNLEY, NV

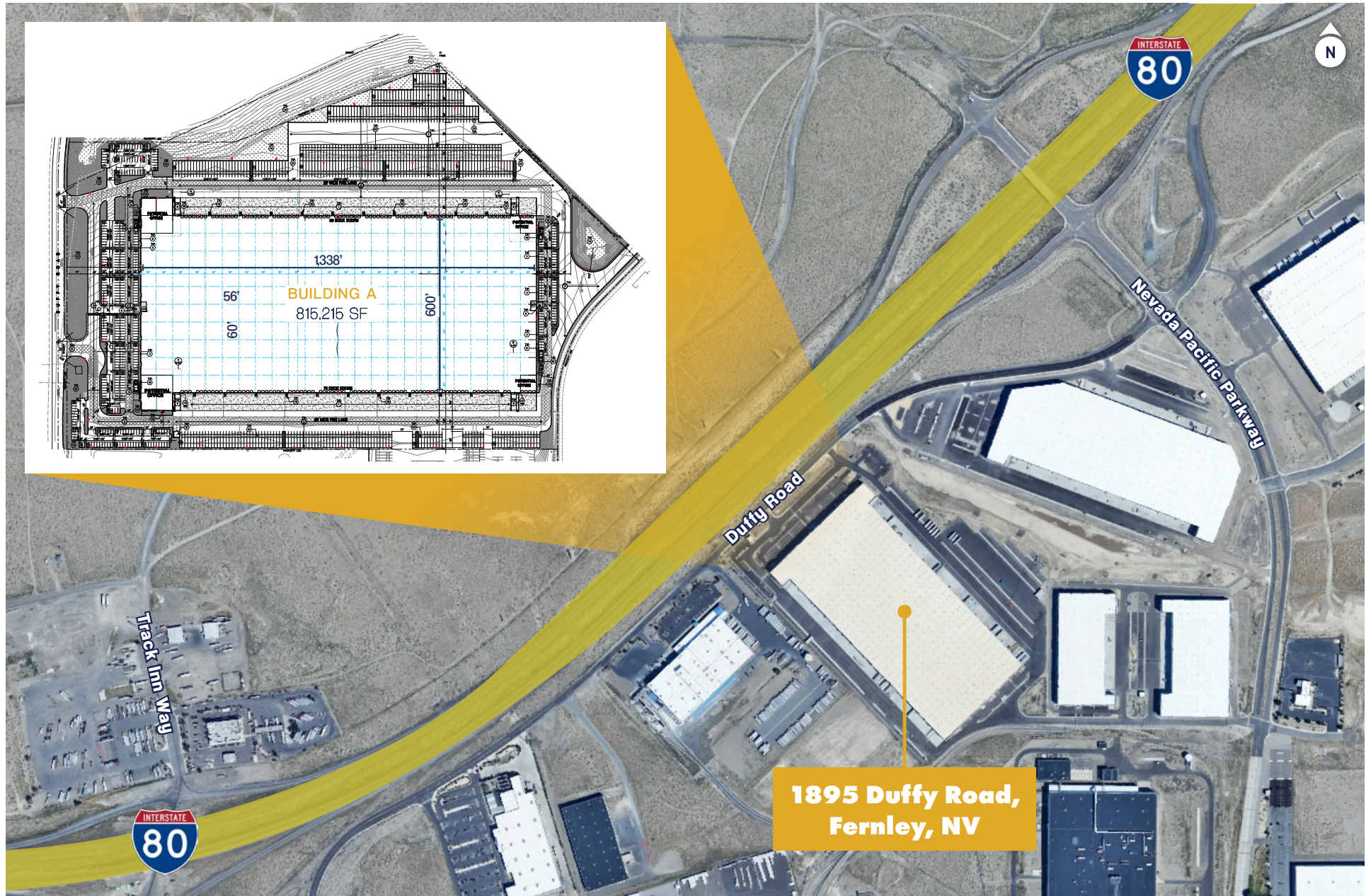


SUBLEASE RATE:	\$0.56/SF/MO OPEX Est. \$0.11/SF
MASTER LEASE EXP:	5/31/2027
BUILDING SIZE:	815,215 SF (Divisible)
BUILDING DIMENSIONS:	600'x1,338'
CONSTRUCTION TYPE	Concrete Tilt-Up
OFFICE:	Build-to-Suit, Existing Restrooms throughout building
SITE AREA:	44.10 Acres
DOCK DOORS:	159 - 9'X10' (Doors installed with vision windows, bumpers & Z-guards)
GRADE LEVEL DOORS:	4 - 12'X14'
COLUMN SPACING:	56'X60' (Typical) 60' speed bays

CLEAR HEIGHT:	40' (At first column)
SLAB:	8" 4,500 PSI structural slab, steel reinforced. Lapidolith floor seal. All warehouse floor joints caulked
ROOF:	60 Mil TPO roof with rigid insulation, FM I-90 compliant
ELECTRICAL:	2 x 4,000 Amps 277/480 V, 3 Phase, 4 wire
FIRE SUPPRESSION:	ESFR with K-28.4 heads rated for 35 psi
SKYLIGHTS:	2% of total roof area (Including speedbays)
LIGHTING:	Provided with Tenant Improvement
AUTO PARKING:	451
TRAILER PARKING:	372

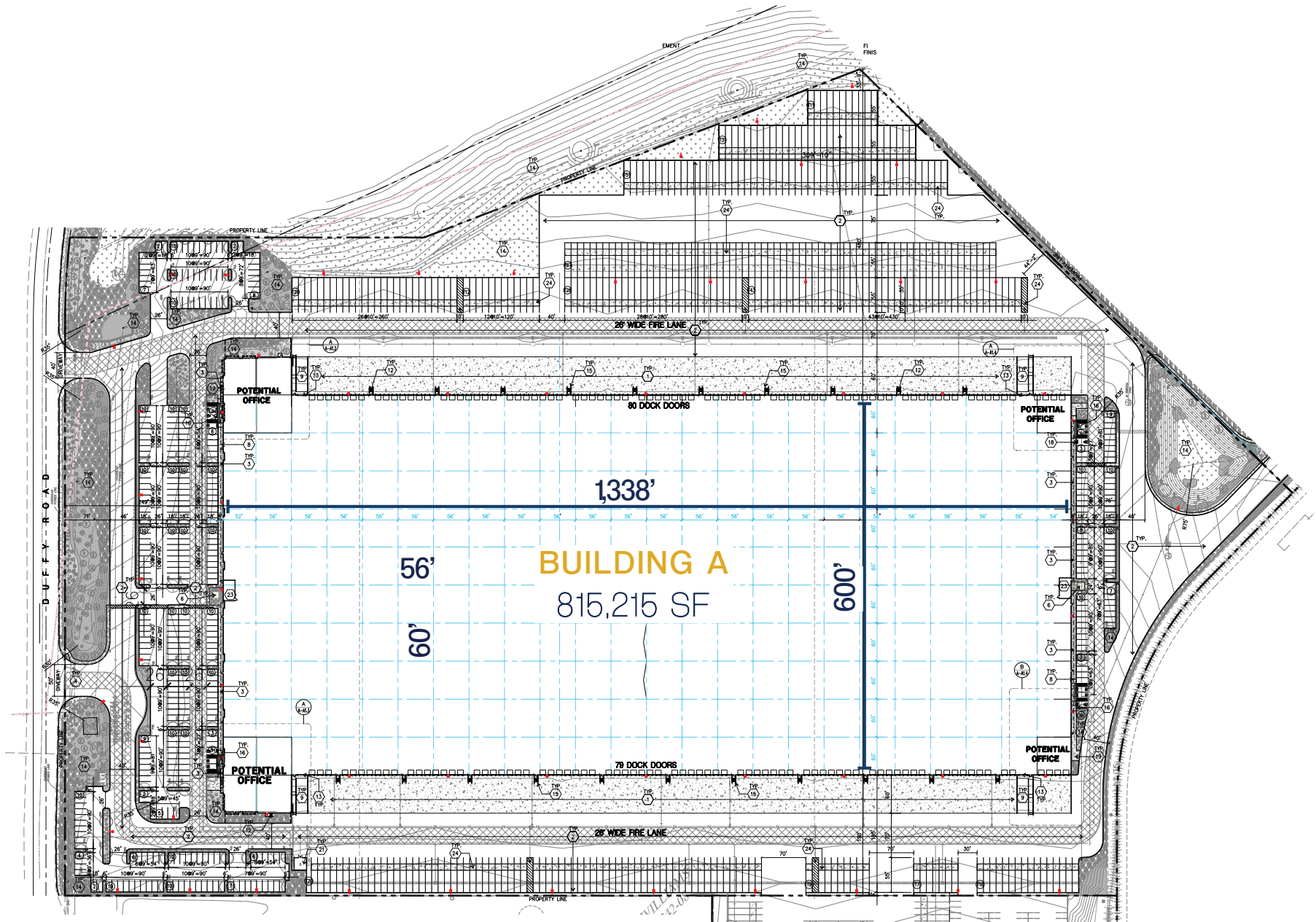
SITE PLAN

1895 DUFFY ROAD FERNLEY, NV



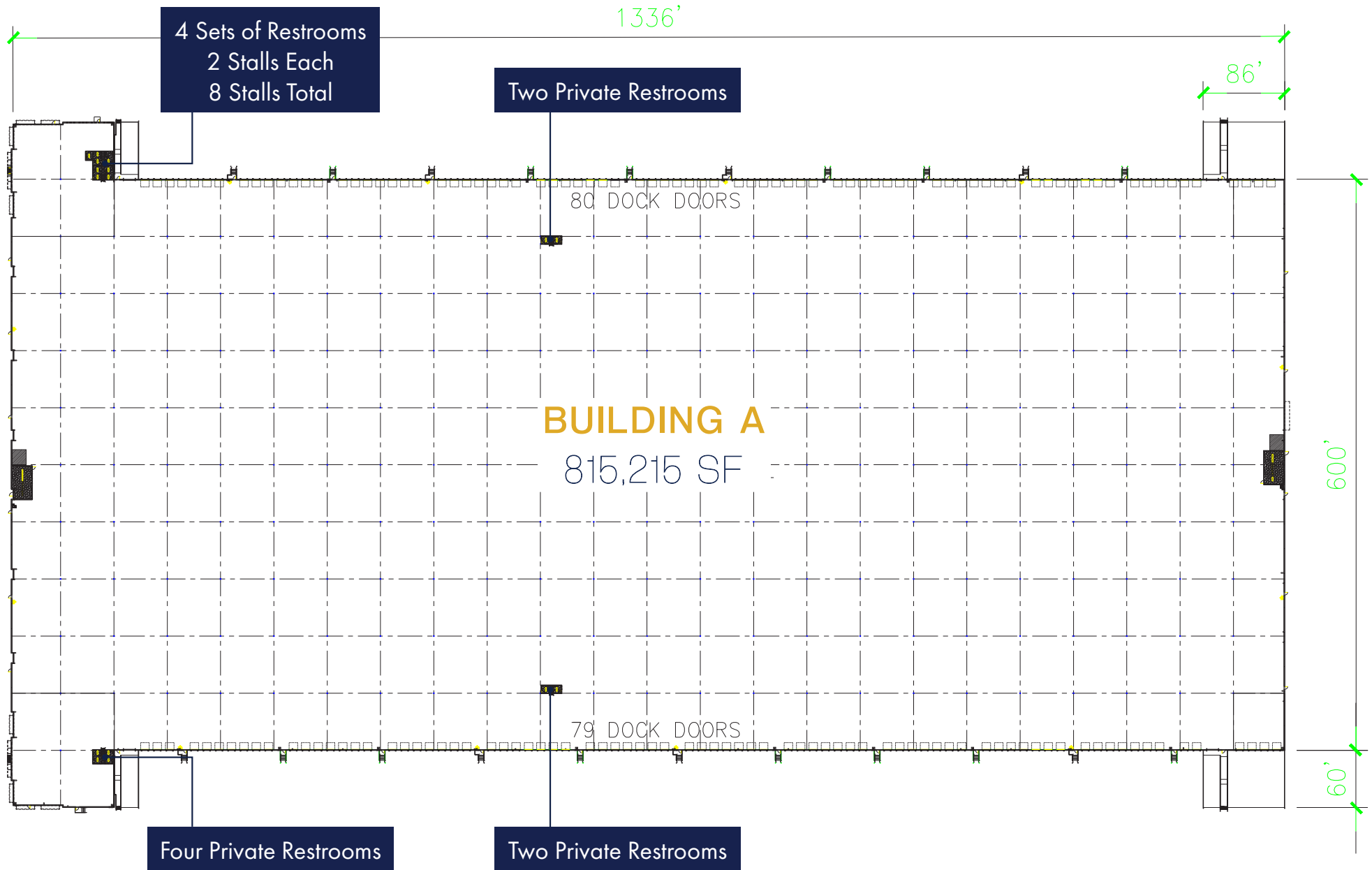
SITE PLAN

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FLOOR PLAN

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DUFFY ROAD
FERNLEY, NV



PROPERTY PHOTOS

1895
DUFFY ROAD
FERNLEY, NV



VICTORY LOGISTICS DISTRICT AND SURROUNDING INDUSTRIAL TENANTS

1895
DUFFY ROAD
FERNLEY, NV



Reno/Sparks & Tahoe
Reno Industrial Center

1895 Duffy Road,
Fernley, NV



Nevada Pacific Parkway



Truck Stop

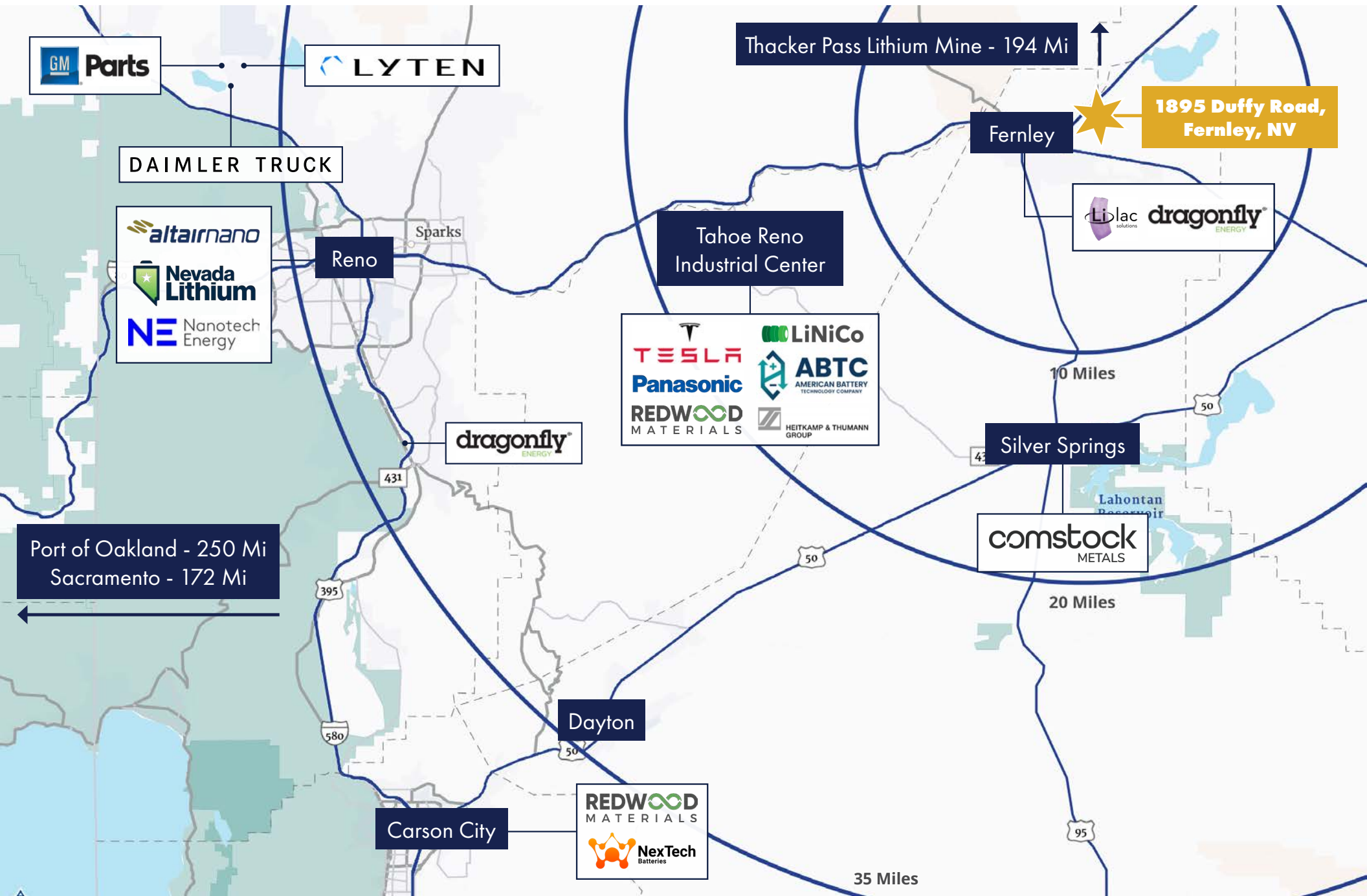


Newlands Drive



CLEAN ENERGY DESTINATION

1895 DUFFY ROAD FERNLEY, NV



POPULATIONS DENSITY AND DRIVE TIMES

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Nevada is the fifth fastest-growing state over the past decade and now boasting 3.1 million residents



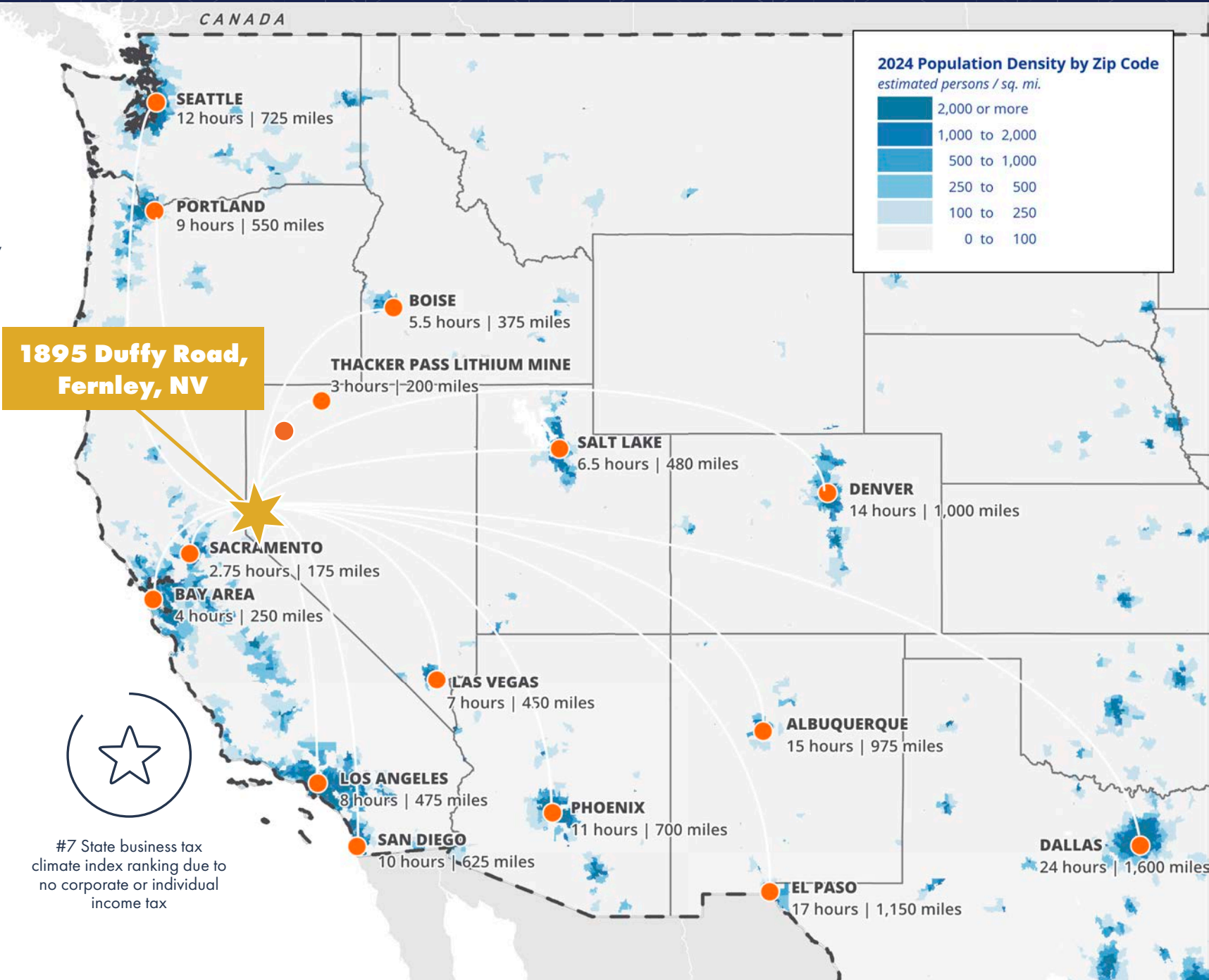
In 2023, Nevada had the highest Job growth in the country with a 3.2% increase and a total of net addition of 57,700 jobs



1 Day Shipping to 7 States and 60 Million People
2 Day Shipping to 11 States and 75 Million People



#7 State business tax climate index ranking due to no corporate or individual income tax



NORTHERN NEVADA **OPERATING ADVANTAGE**

**1895
DUFFY ROAD
FERNLEY, NV**

- Strategic location – Ranking 7th in the Tax Climate Index Comparison
- One day drive time to 7 Western states and over 60,000,000 people
- Advantageous business climate, taxes, and regulations
- Multiple diverse labor pools, strong work force and 24/7 operations
- State incentives available for qualifying companies
- Right to Work State
- Favorable Workers Compensation Climate
- Strong presence of large distributors and manufacturers
- Desirable Opportunity Zone location



Nevada Taxes

- No Personal Income Tax
- No Corporate Income Tax
- No Franchise Tax
- No Estate Tax
- No Inventory Tax
- No Unitary Tax
- No Inheritance Tax

How Nevada Ranks Nationally

**Ranked #1 America's
Best Small City**

Bestcities.org

**Ranked #8 Best Cities
for Young Professionals**

SmartAsset

**Ranked #6 State
Economic Growth**

US News

**Ranked #4 Top 10
Leading Metros**

Area Development

**Ranked #7 State
Business Tax Climate**

State Business Tax Climate

**Ranked #5 Best Cities
for Outdoor Recreation**

SmartAsset

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LEASING CONTACTS

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