



385,364 SF Available

Building 1 - 197,732 SF
Planned Construction

Building 2 - 187,632 SF
Delivering Q2 2025

LogistiCenter[®] at Kiley Ranch

NW Corner of Wingfield Hills Rd. and David Allen Pkwy.
Kiley Ranch North, Phase 5
Sparks, Nevada



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

Property Specifications

LogistiCenter® at Kiley Ranch | Sparks, NV



Property Specs

- Two State-of-the-Art, Freestanding Logistics Buildings
- Building 1 - 197,732 SF
 - Planned Construction
- Building 2 - 187,632 SF
 - Q2 2025 Delivery
- 4000 Amp, 480 Volt, 3 Phase Switchgear
- Ample Parking
- Proximity to High Quality, Low-Cost Labor
- Built to Attract Distribution, Manufacturing and Service Related Tenants

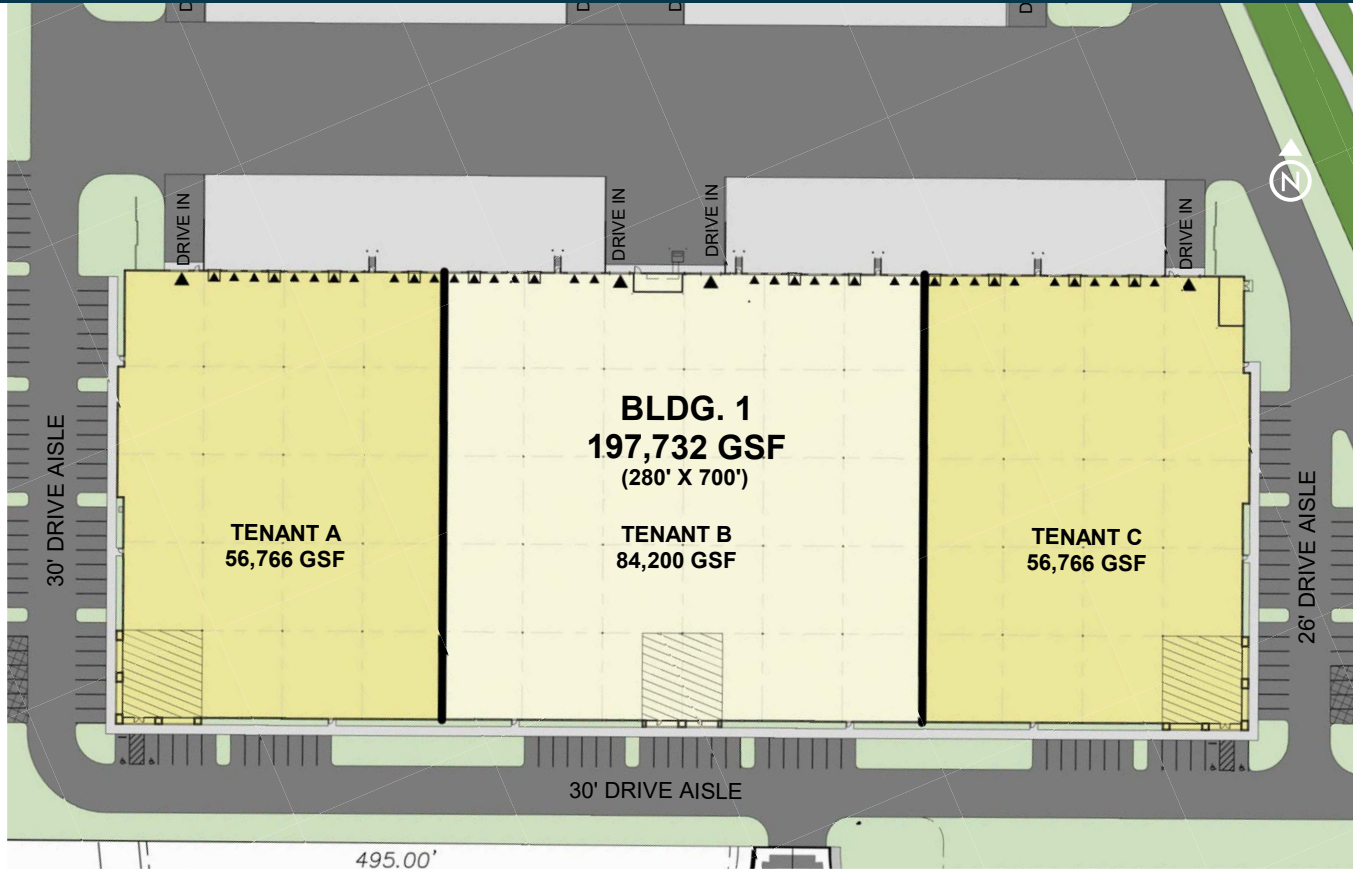
Site Plan

LogistiCenter® at Kiley Ranch | Sparks, NV



Building 1 Specifications

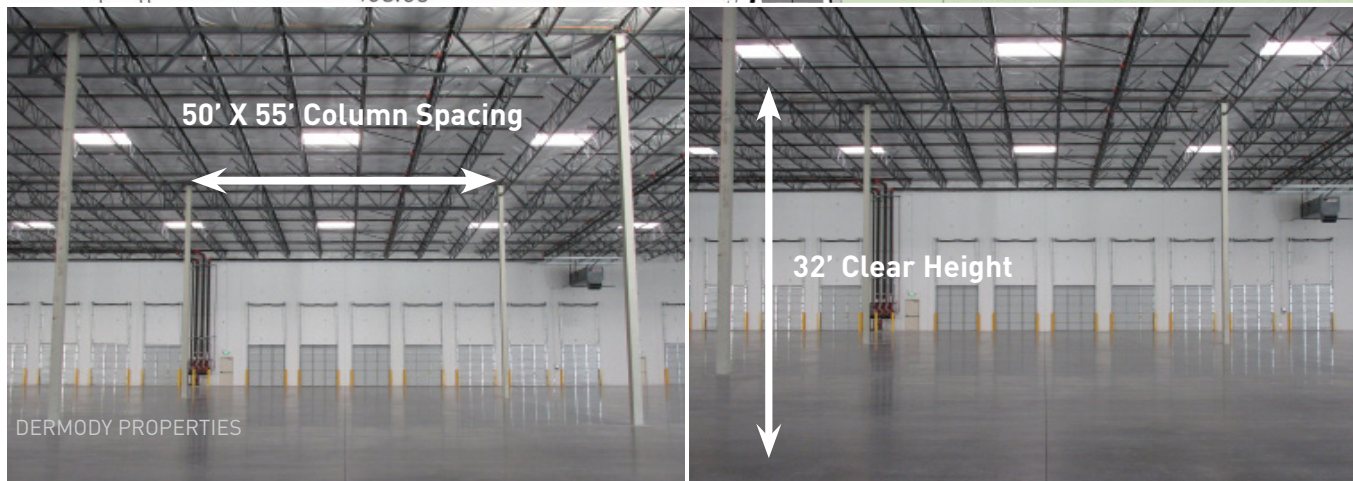
LogistiCenter® at Kiley Ranch | Sparks, NV



Building Specs

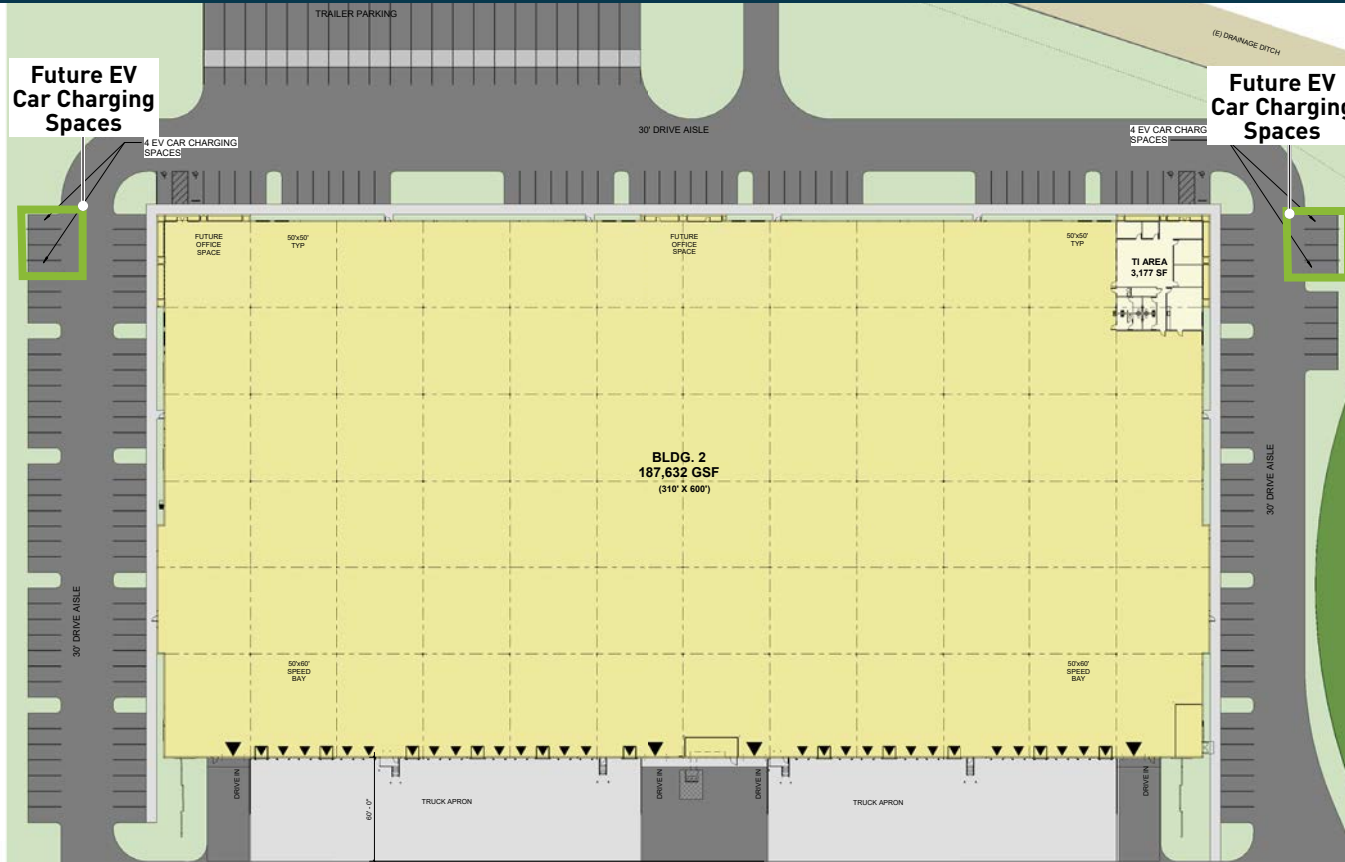
- ±197,732 Square Feet
- BTS Office upon request
- ±147 Auto parking spaces
- ±27 Trailer parking (future or extra auto parking)
- 4,000 Amp, 480 Volt, 3 Phase Switchgear
- Skylights throughout
- LED lighting
- Four (4) grade-level doors
- Thirty-eight (38) dock-high doors
- Twelve (12) dock levelers
- ESFR sprinkler system
- Concrete Tilt-up
- Min. 45 mil Single Ply TPO roof over rigid insulation
- Circular site flow

NOTE: Divisibility as indicated on the site plan will not be built initially and is only to be used as an example. Alternative divisibility can be configured to accommodate sizes and square footages based on customer requirements.



Building 2 Specifications

LogistiCenter® at Kiley Ranch | Sparks, NV



Building Specs

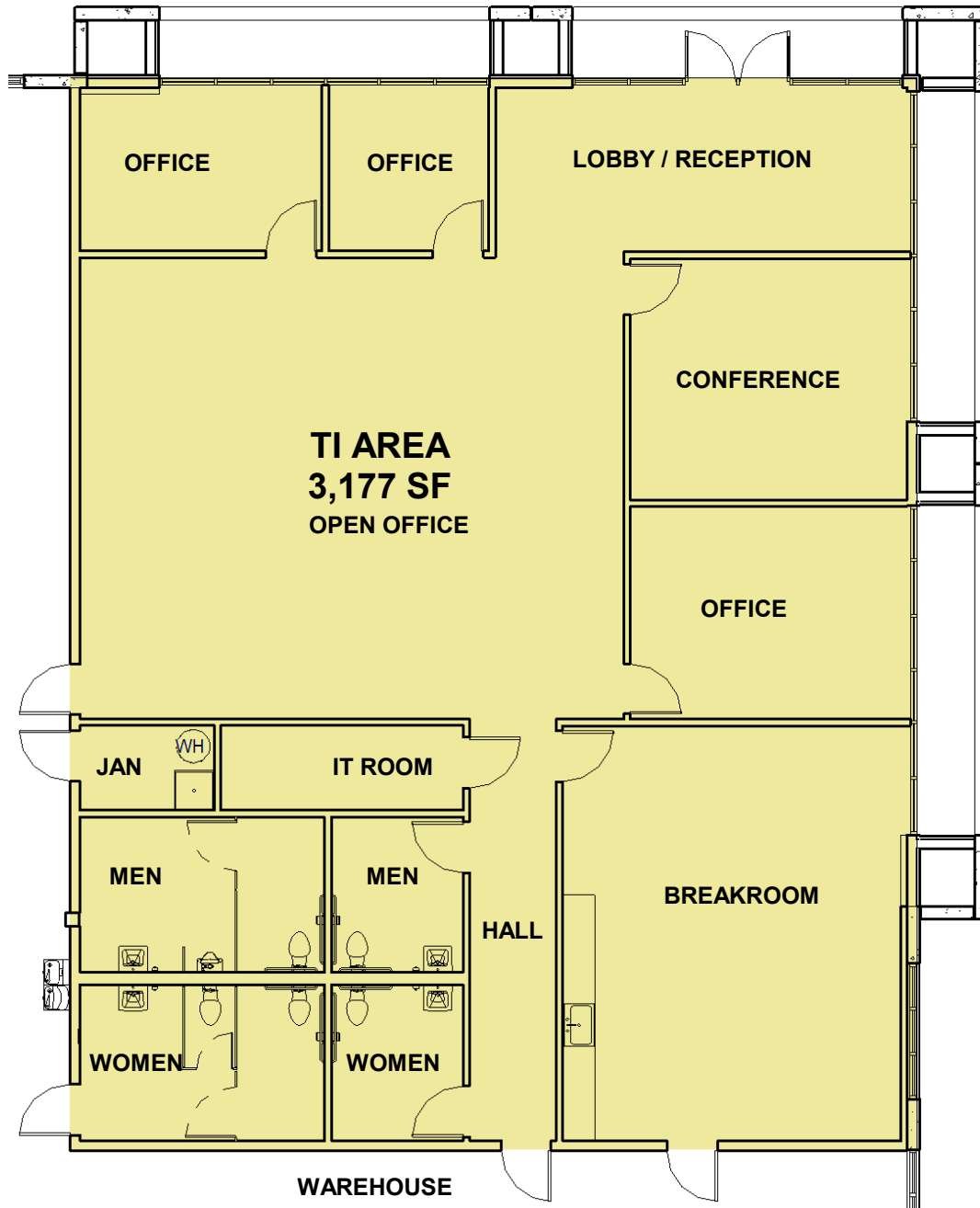
- ±187,632 square feet
- ±3,177 SF office
- ±168 Auto parking spaces
- ±21 Trailer parking
- 4,000 Amps, 480 Volt, 3 Phase Switchgear
- Skylights throughout
- LED lighting
- Four (4) grade-level doors
- Thirty (30) dock-high doors
- Eleven (11) dock levelers
- ESFR sprinkler system
- Concrete Tilt-up
- Min. 45 mil Single Ply TPO roof over rigid insulation
- Circular site flow

NOTE: Note: EV charging stations will not be installed at the project initially, but can be for future uses. However, conduit has been installed to accommodate those areas outlined.



Office TI Spec Floor Plan

LogistiCenter® at Kiley Ranch | Sparks, NV



Office Specs

- ± 3,177 SF
- Lobby/Reception area
- Large Open Office Area
- 3 Private Offices
- Large Conference Room
- Large Breakroom
- IT Room
- Supply/Janitorial Closet
- 2 Men's Restrooms
- 2 Women's Restrooms

Site Location Details

LogistiCenter® at Kiley Ranch | Sparks, NV



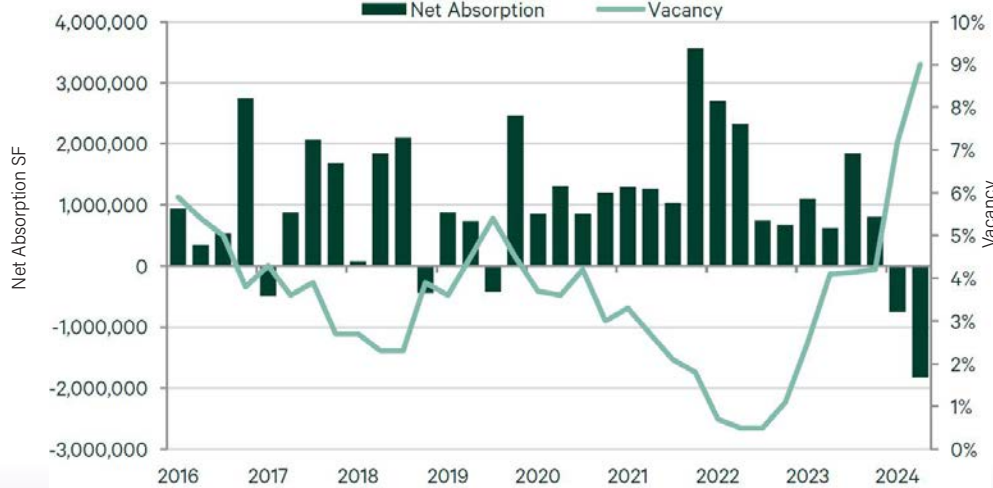
-
- Frontage on SR 445 - Pyramid Highway
 - 7 miles to I-80
 - 9 Miles to I-80 / I-580 interchange
 - 11.5 Miles to the Reno-Tahoe International Airport

Reno Industrial Market

LogistiCenterSM at Kiley Ranch | Sparks, NV

Truck Service

Net Absorption & Vacancy Trends



114.7M SF

#1 PER CAPITA IN NATION
INDUSTRIAL BASE

933K SF

UNDER
CONSTRUCTION

\$19-\$20

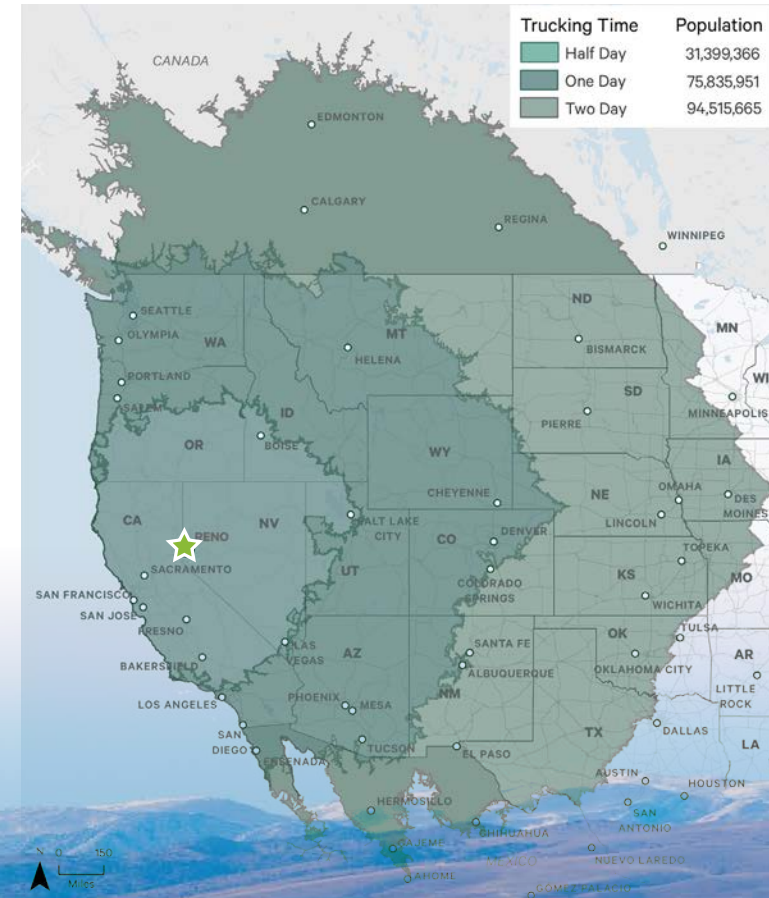
PER HOUR WAREHOUSE
LABOR WAGE

9.0%

VACANCY
RATE

\$0.87

BULK ASKING
RATE



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



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and David Allen Pkwy.
Sparks, Nevada

About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas and New Jersey. For more information, visit www.Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

About Broker

CBRE, Inc. | 7900 Rancharra Pkwy., Suite 200, Reno, NV 89511 | (775) 356-6118 | www.cbre.com/reno

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Eric Bennett
CBRE
Executive Vice President
(775) 813-3794
eric.bennett@cbre.com
www.cbre.us/reno

John Ramous
Dermody Properties
Nevada Partner
(775) 335-0172
jramous@dermody.com



Dermody.com