



VICTORY

LOGISTICS | DISTRICT

4,300 ACRE MASTER PLANNED INDUSTRIAL DISTRICT

PHASE 1, 11 BUILDINGS, 7.211 MILLION SF

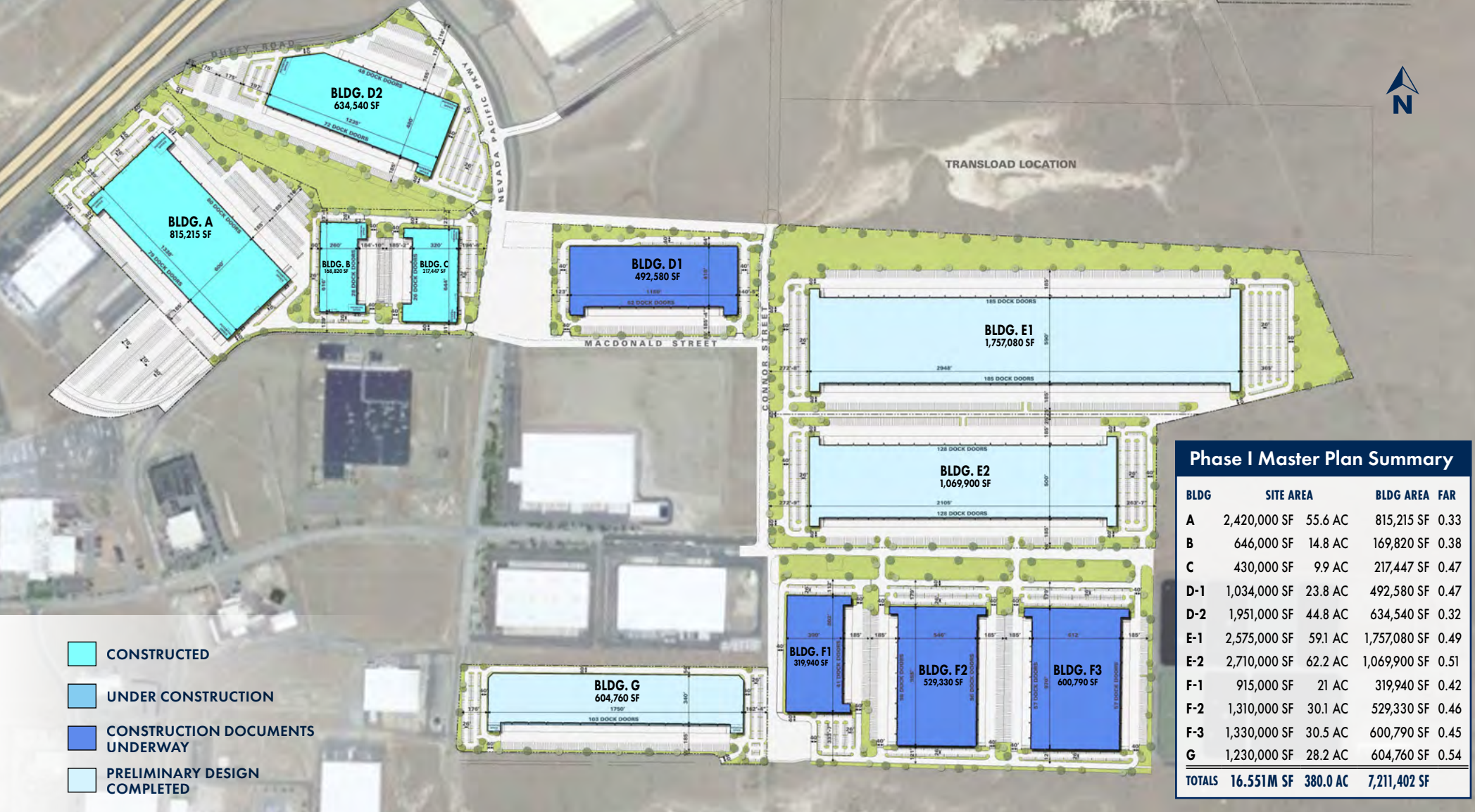


BUILDING B

119,631 SF AVAILABLE (DIVISIBLE)

1740 N. NEVADA PACIFIC PKWY., FERNLEY, NV

CBRE

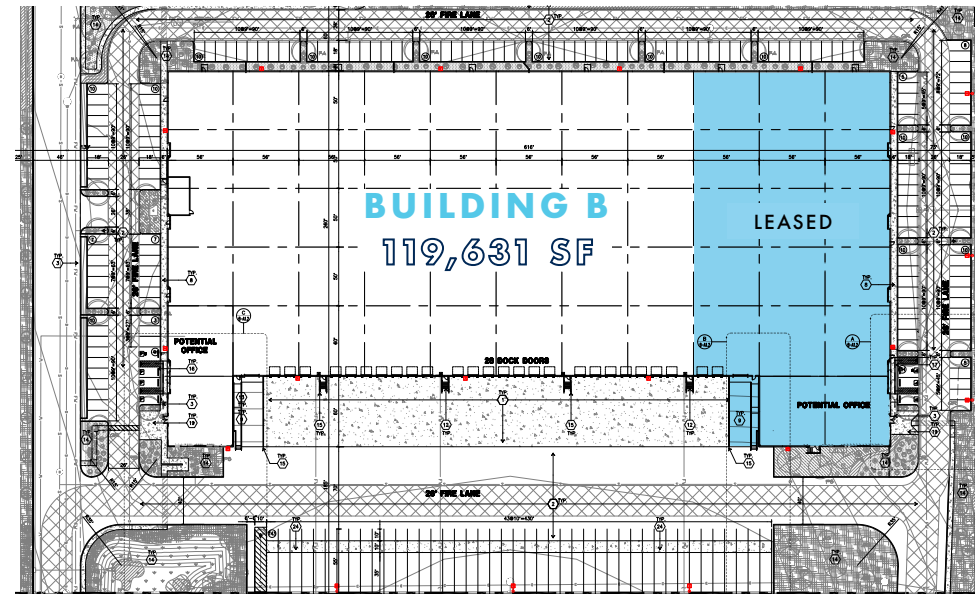


VICTORY LOGISTICS DISTRICT DEVELOPMENT PLAN

BUILDING B HIGHLIGHTS

BUILDING ADDRESS:	1740 N. Nevada Pacific Parkway, Fernley, NV
BUILDING SIZE:	169,820 SF (divisible) with 119,631 SF Available
BUILDING DIMENSIONS:	260' X 616'
CONSTRUCTION TYPE	Concrete Tilt Up
ACRES:	9.6
ZONING:	I – Industrial
CONFIGURATION:	Single Sided
OFFICE:	Build-To-Suit
CLEAR HEIGHT:	36' (at first column)
SPRINKLERS:	ESFR
COLUMN SPACING:	50'/60' X 56' (typical) 60' Speed Bays
POWER:	(1) 2,500 Amp, 480 Volt, 3-Phase, 4-Wire
SLAB:	7" 4,500 psi Structural Slab, Steel Reinforced
WAREHOUSE HEAT:	80/20 Recycle / Fresh Heating Units by Absolutaire
LIGHTING:	Provided with Tenant Improvement
DOCK POSITIONS:	26 (9' X 10')
DRIVE-IN DOORS:	1 (12' X 14')
TRUCK COURT:	185'
CAR PARKING SPACES:	172
TRAILER PARKING SPACES:	43
ROOF:	60 Mil TPO Roof with Rigid Insulation, FM I-90 Compliant
ACCESS POINTS:	2 off of Nevada Pacific Pkwy
CONNECTIVITY:	Service providers AT&T, Charter, Sky Fiber
BUILDING AVAILABILITY:	Q3 2023

BUILDING B SITE KEY



RENO INDUSTRIAL MARKET

**Q2
2024**

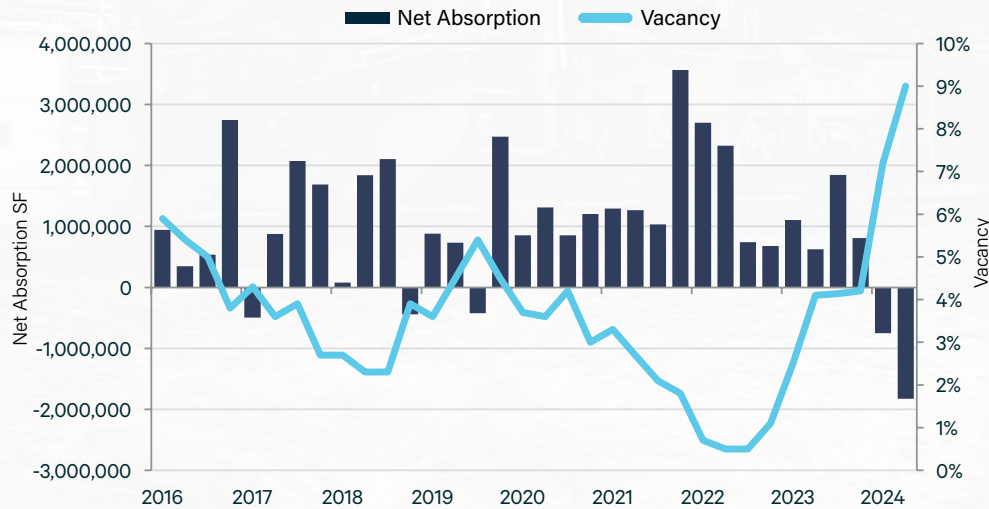
Vacancy Rate
9.0%

Net Absorption
1.8M

Average Asking Rate
\$0.86 NNN

Arrows indicate change quarter-over-quarter

NET ABSORPTION & VACANCY TRENDS



Source: CBRE Research, Q2 2024

114.7M SF

#1 PER CAPITA IN NATION
INDUSTRIAL BASE

933K SF

UNDER
CONSTRUCTION

\$19-\$20

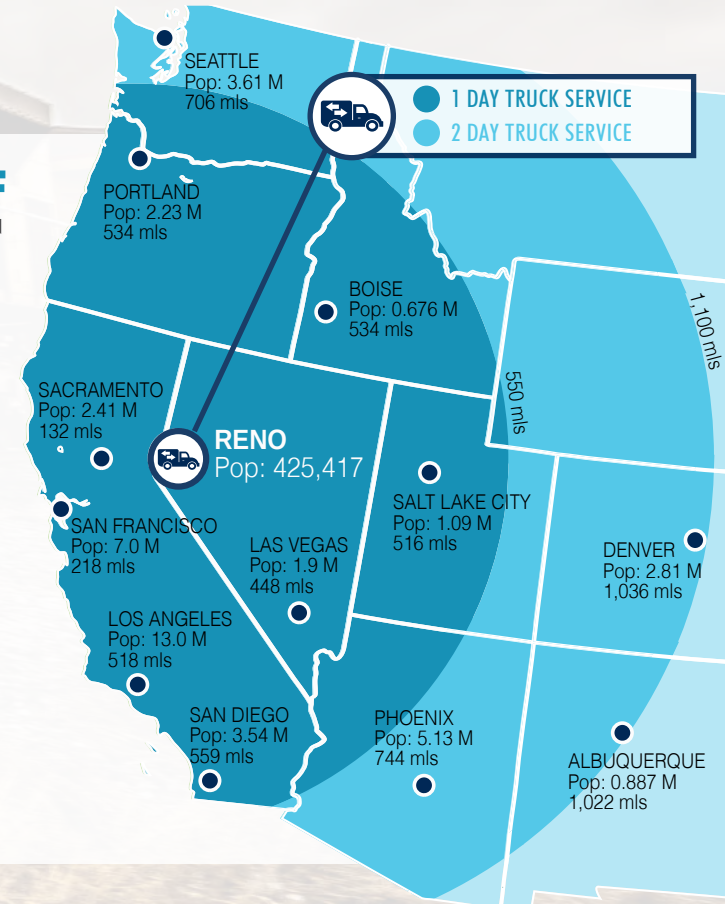
PER HOUR WAREHOUSE
LABOR WAGE

9.0%

VACANCY
RATE

\$0.87

BULK ASKING
RATE



**FOR MORE INFORMATION,
CONTACT:**

GREG SHUTT | greg.shutt@cbre.com | +1 775 823 6923 | LIC. BS.0046346
BRETT EDWARDS | brett.edwards@cbre.com | +1 775 823 6968 | LIC. BS.0143311