

FOR LEASE

PORT OF NEVADA

17127 INLAND PORT DR.



Industrial
PRODUCT TYPE



±5 - 80 AC
SIZE



Fernley
LOCATION



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NAI Alliance



Industrial
PRODUCT TYPE



±5 - 80 AC
SIZE



Negotiable
RATE



Rail Served
FEATURES



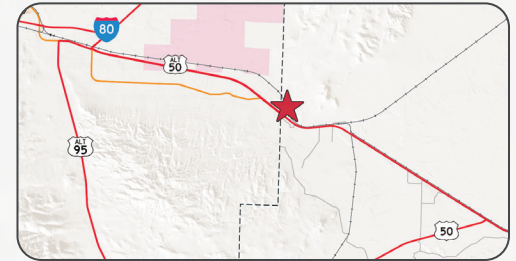
Unit Photos

NAI Alliance

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17127 INLAND PORT DR.



SUBJECT



Property Highlights

The Western Nevada Commerce Center is located on U.S. Highway 50 and is dual-served by the Union Pacific Railroad and BNSF. The Center provides both rail served, and non-rail served sites. Just a short drive to Interstate 80 and easy connections to U.S. Highway 95, the Commerce Center is uniquely positioned to reach major western markets. The Center provides one of the few options for industrial rail users and one of the few proposed transload facilities in northern Nevada.

Property Details

Address	17127 Inland Port Dr. Fernley, NV 89408
Available AC	±5 - 80 AC
Lease Rate	Negotiable
OPEX	TBD
APN	TBD
Zoning	TBD

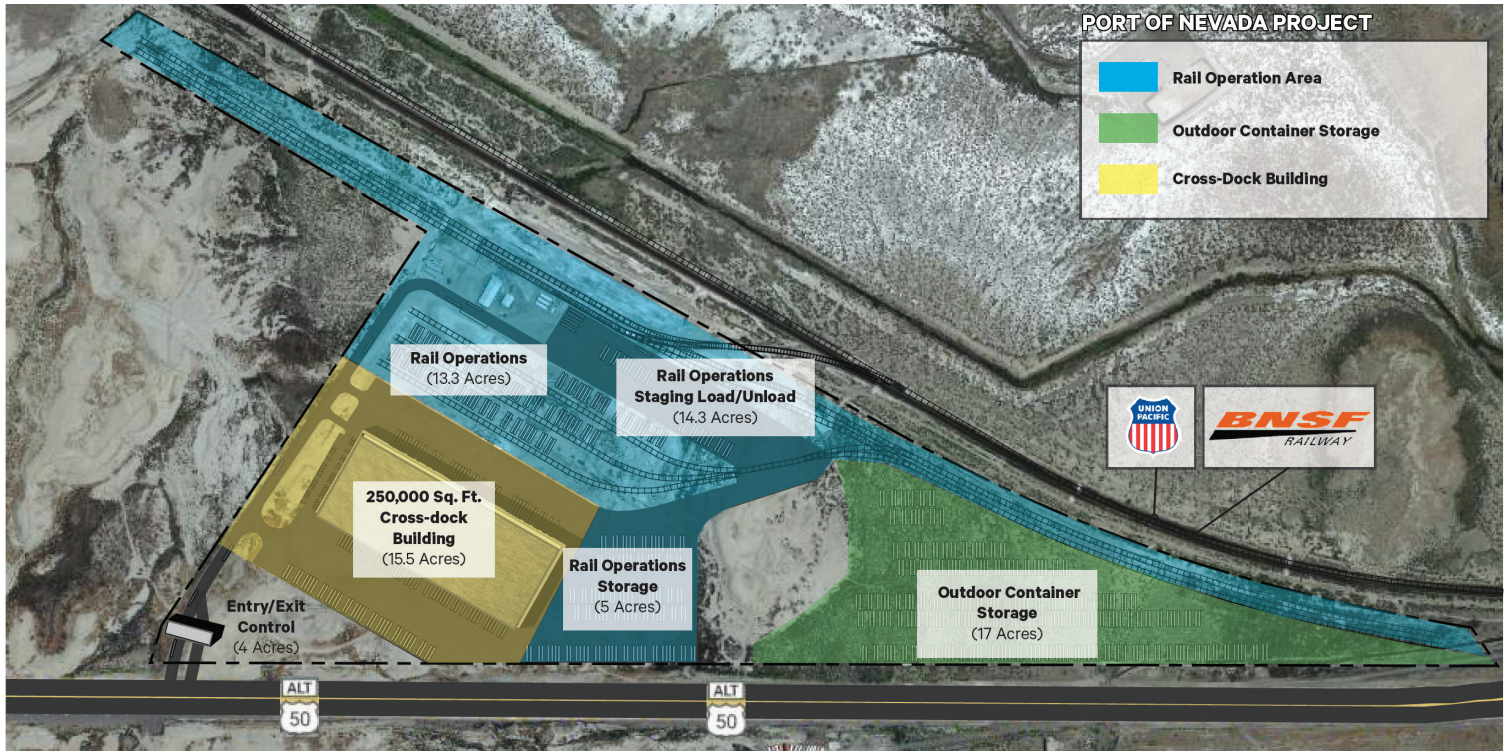
Aerial Map + Property Highlights

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Rail Served
FEATURES



Class 1 Rail Service Dual Rail-Served Facility By Union Pacific And Bnsf

- Direct access to U.S. Highway 50 and connections to Interstate 80 (5-minute drive) and U.S. 95
- Existing siding available, approximately 3k linear feet of rail on two tracks with 3 miles of additional on-site track planned for 2021 Truck Scales on site
- Intermodal and transload facility and storage yard
- Located just outside Fernley Nevada east of the Reno/Sparks Metro area
- Zoned Industrial
- A portion of the Center is in a designated Opportunity Zone
- Build to suit opportunities available

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80


ALT
50

Union Pacific Mainline Railroad

SUBJECT

50

DISTANCE FROM SUBJECT


NEAREST  ON-RAMP	9 MI 13 MIN DRIVE
RENO	46 MI 50 MIN DRIVE
SAN FRANCISCO	261 MI 4.5 HR DRIVE
LOS ANGELES	486 MI 7.7 HR DRIVE


Aerial Map


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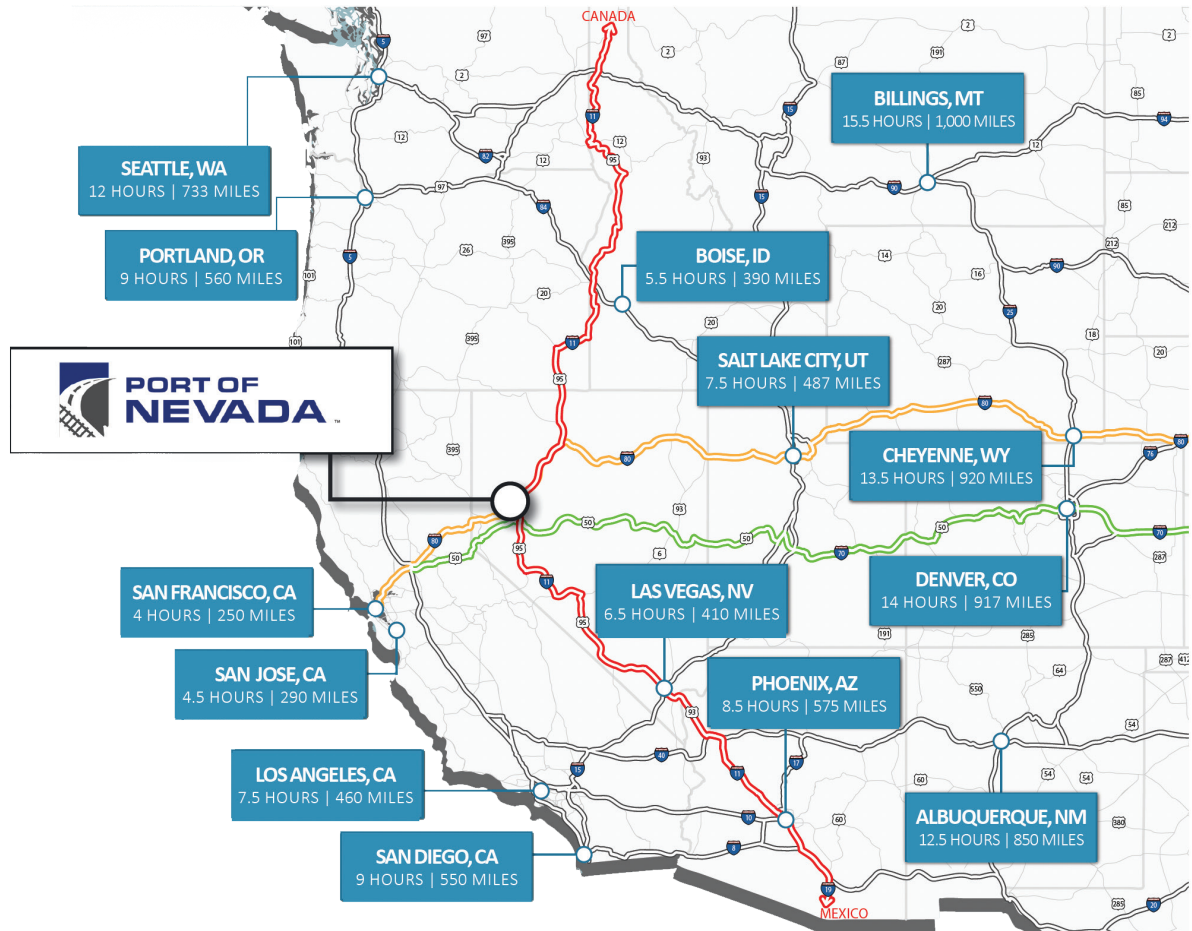

Rail Served
FEATURES

 Interstate 80 -Terminates in New York.
(Transcontinental Interstate)

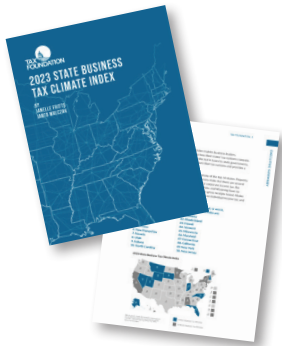
 Highway 50 turns into Interstate 70 Terminates in Baltimore, MD
(Transcontinental Interstate)

 Future Interstate 11
-Transcontinental Highway
Canada to Mexico.

 Union Pacific/BNSF Railroad











Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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