



VICTORY

LOGISTICS | DISTRICT

4,300 ACRE MASTER PLANNED INDUSTRIAL DISTRICT

PHASE 1, 11 BUILDINGS, 7.211 MILLION SF

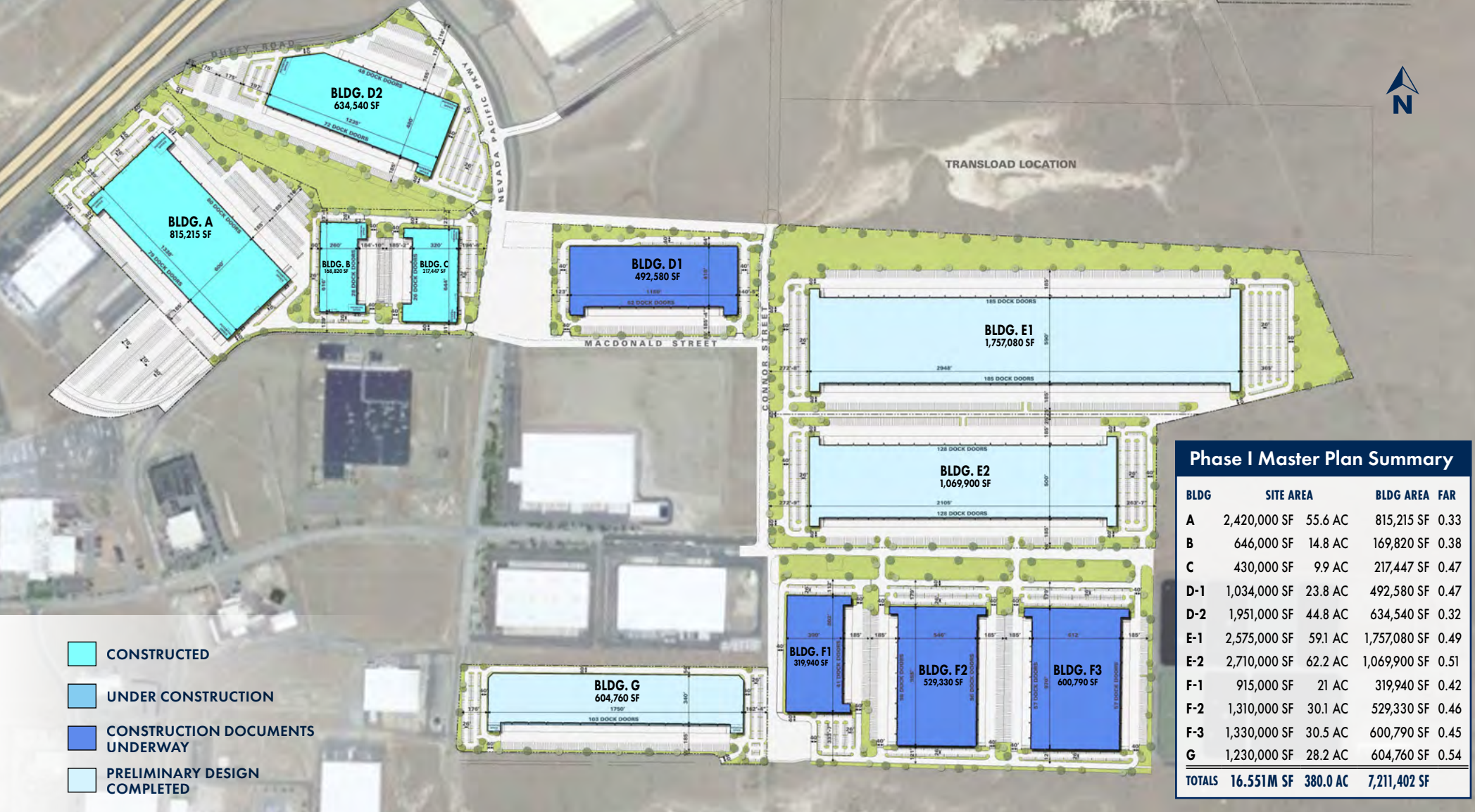


BUILDING C

217,447 SF AVAILABLE

1730 N. NEVADA PACIFIC PKWY., FERNLEY, NV

CBRE

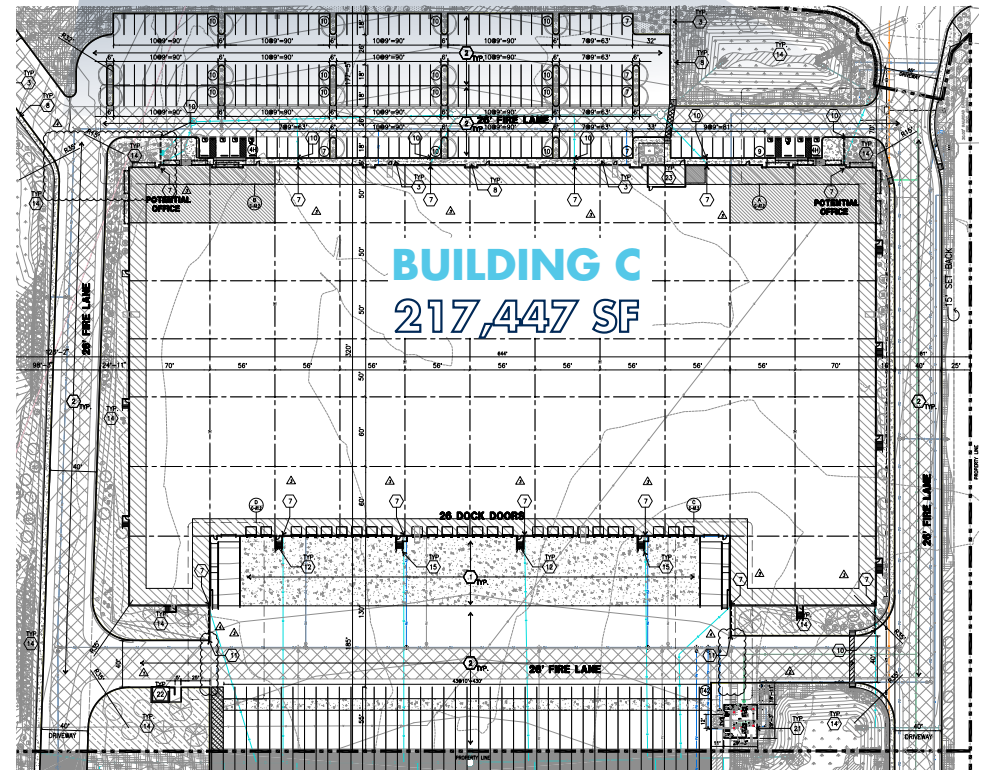
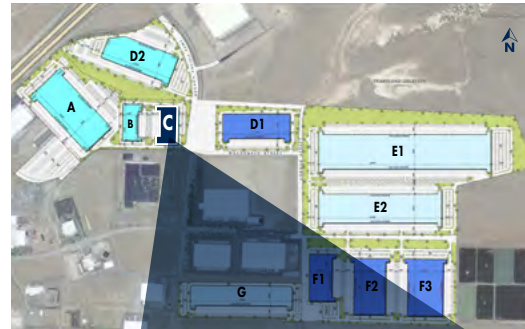


VICTORY LOGISTICS DISTRICT DEVELOPMENT PLAN

BUILDING C HIGHLIGHTS

BUILDING ADDRESS:	1730 N. Nevada Pacific Parkway, Fernley, NV
BUILDING SIZE:	217,447 SF Available For Lease
BUILDING DIMENSIONS:	320' X 644'
CONSTRUCTION TYPE	Concrete Tilt Up
ACRES:	12.8
ZONING:	I – Industrial
CONFIGURATION:	Single Sided
OFFICE:	Build-To-Suit
CLEAR HEIGHT:	36' (at first column)
SPRINKLERS:	ESFR
COLUMN SPACING:	50' X 56' (typical) - 60' Speed Bays
POWER:	(1) 4,000 Amps, 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 Improvements
DOCK POSITIONS:	26 (9' X 10')
DRIVE IN DOORS:	2 (12' X 14')
TRUCK COURT:	185'
CAR PARKING SPACES:	191
TRAILER PARKING SPACES:	42
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:	Now Available

BUILDING C SITE KEY



RENO INDUSTRIAL MARKET

**Q2
2024**



Vacancy Rate
9.0%



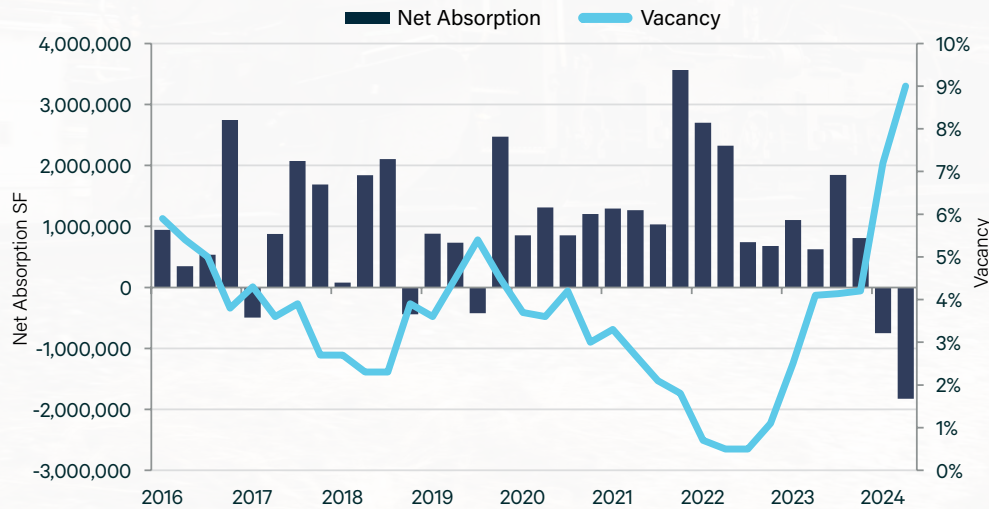
Net Absorption
1.8M



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

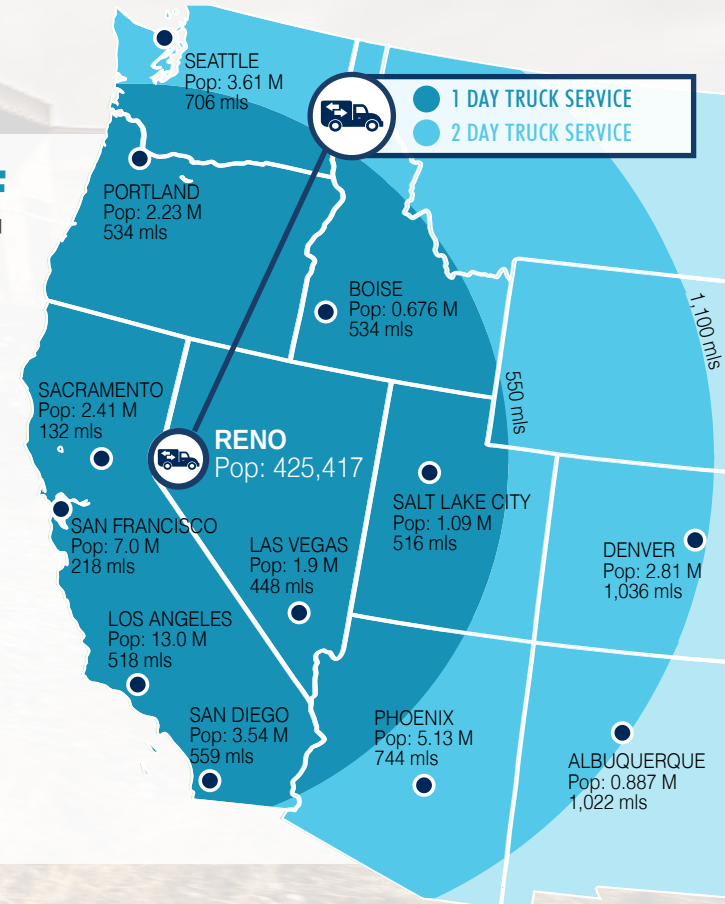
PER HOUR WAREHOUSE
LABOR WAGE

9.0%

VACANCY
RATE

\$0.87

BULK ASKING
RATE



**FOR MORE INFORMATION,
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