



# VICTORY

LOGISTICS | DISTRICT

4,300 ACRE MASTER PLANNED INDUSTRIAL DISTRICT

## INDUSTRIAL LAND PARCELS FOR SALE/LEASE

FROM 20 ACRES TO 500 ACRES

RAIL SERVED OR TRANSLOAD FACILITIES AVAILABLE  
OPPORTUNITY ZONE

VICTORY LOGISTICS DISTRICT IS ADJACENT TO:

- INTERSTATE 80 (EAST-WEST)
- U.S. 50 (EAST-WEST)
- U.S. 95 (NORTH-SOUTH)
- UP/BNSF MAINLINE RAIL
- U.S. 395/580.



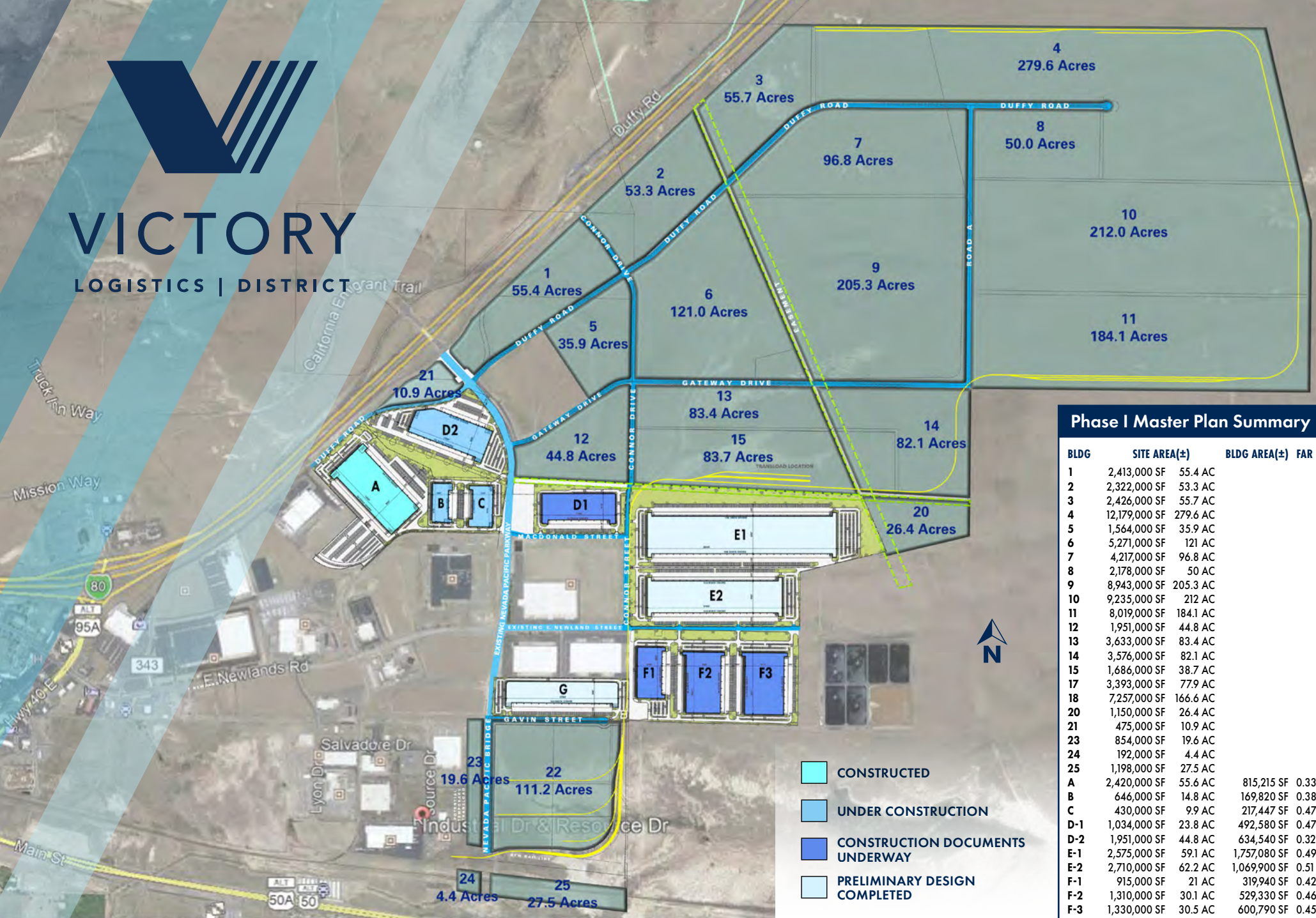
FERNLEY, NV

CBRE



# VICTORY

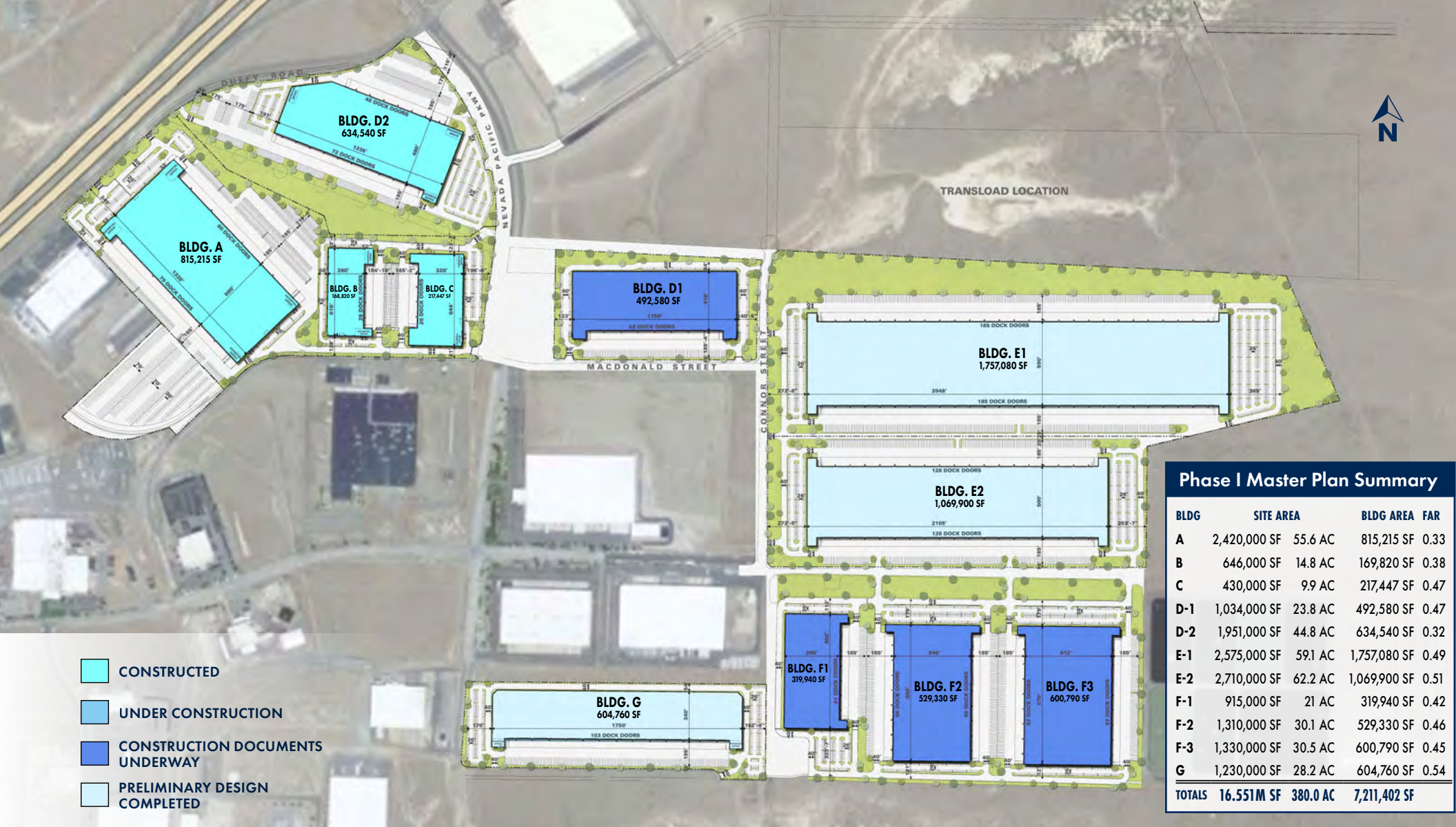
LOGISTICS | DISTRICT



## Phase I Master Plan Summary

BLDG	SITE AREA(±)	BLDG AREA(±)	FAR
1	2,413,000 SF	55.4 AC	
2	2,322,000 SF	53.3 AC	
3	2,426,000 SF	55.7 AC	
4	12,179,000 SF	279.6 AC	
5	1,564,000 SF	35.9 AC	
6	5,271,000 SF	121.0 AC	
7	4,217,000 SF	96.8 AC	
8	2,178,000 SF	50.0 AC	
9	8,943,000 SF	205.3 AC	
10	9,235,000 SF	212.0 AC	
11	8,019,000 SF	184.1 AC	
12	1,951,000 SF	44.8 AC	
13	3,633,000 SF	83.4 AC	
14	3,576,000 SF	82.1 AC	
15	1,686,000 SF	38.7 AC	
17	3,393,000 SF	77.9 AC	
18	7,257,000 SF	166.6 AC	
20	1,150,000 SF	26.4 AC	
21	475,000 SF	10.9 AC	
23	854,000 SF	19.6 AC	
24	192,000 SF	4.4 AC	
25	1,198,000 SF	27.5 AC	
A	2,420,000 SF	55.6 AC	815,215 SF 0.33
B	646,000 SF	14.8 AC	169,820 SF 0.38
C	430,000 SF	9.9 AC	217,447 SF 0.47
D-1	1,034,000 SF	23.8 AC	492,580 SF 0.47
D-2	1,951,000 SF	44.8 AC	634,540 SF 0.32
E-1	2,575,000 SF	59.1 AC	1,757,080 SF 0.49
E-2	2,710,000 SF	62.2 AC	1,069,900 SF 0.51
F-1	915,000 SF	21 AC	319,940 SF 0.42
F-2	1,310,000 SF	30.1 AC	529,330 SF 0.46
F-3	1,330,000 SF	30.5 AC	600,790 SF 0.45
G	1,230,000 SF	28.2 AC	604,760 SF 0.54
<b>TOTALS</b>	<b>100.683M SF</b>	<b>2,311 AC</b>	<b>7,211,402 SF</b>

# DEVELOPMENT MASTER PLAN



### Phase I Master Plan Summary

BLDG	SITE AREA		BLDG AREA FAR	
A	2,420,000 SF	55.6 AC	815,215 SF	0.33
B	646,000 SF	14.8 AC	169,820 SF	0.38
C	430,000 SF	9.9 AC	217,447 SF	0.47
D-1	1,034,000 SF	23.8 AC	492,580 SF	0.47
D-2	1,951,000 SF	44.8 AC	634,540 SF	0.32
E-1	2,575,000 SF	59.1 AC	1,757,080 SF	0.49
E-2	2,710,000 SF	62.2 AC	1,069,900 SF	0.51
F-1	915,000 SF	21 AC	319,940 SF	0.42
F-2	1,310,000 SF	30.1 AC	529,330 SF	0.46
F-3	1,330,000 SF	30.5 AC	600,790 SF	0.45
G	1,230,000 SF	28.2 AC	604,760 SF	0.54
<b>TOTALS</b>	<b>16.551M SF</b>	<b>380.0 AC</b>	<b>7,211,402 SF</b>	

# VICTORY LOGISTICS DISTRICT PHASE I DEVELOPMENT PLAN

# RENO INDUSTRIAL MARKET

**Q2**  
**2024**

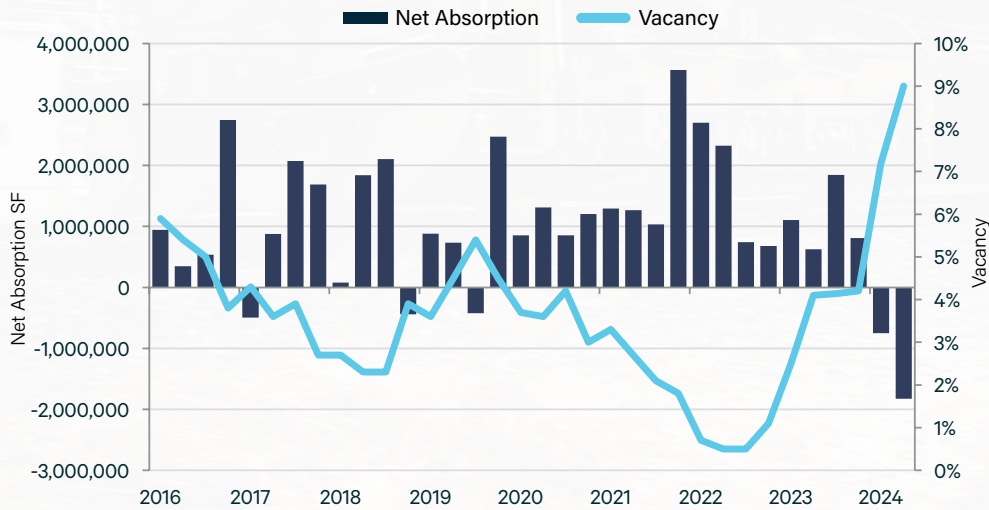
**▲** Vacancy Rate  
**9.0%**

**▼** 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**

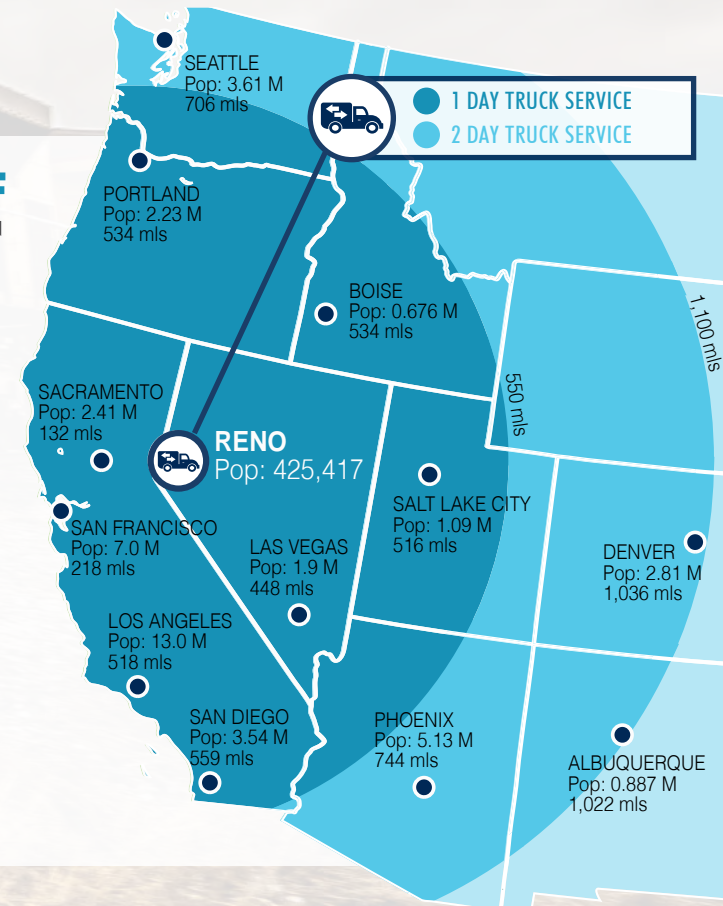
PER HOUR WAREHOUSE  
LABOR WAGE

**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