



# NORTHERN NEVADA

INDUSTRIAL CENTER



PROMETHEUS  
— DEVELOPMENT GROUP —

Weston Adams | Developer  
702.204.9800  
wadams@wscilv.com



Keith Oesterling | Listing Agent  
702.416.0104  
koesterling@ldarealty.com

Dave Brown | Consultant  
702.917.0377  
dbrown@ldalv.com



# NORTHERN NEVADA

## INDUSTRIAL CENTER

The NNIC Offering Memo is your roadmap for success in this exceptional real estate venture. Dive into our curated document for an in-depth look at NNIC's prime property opportunities, highlighting its unique features and strategic advantages for a promising investment landscape.

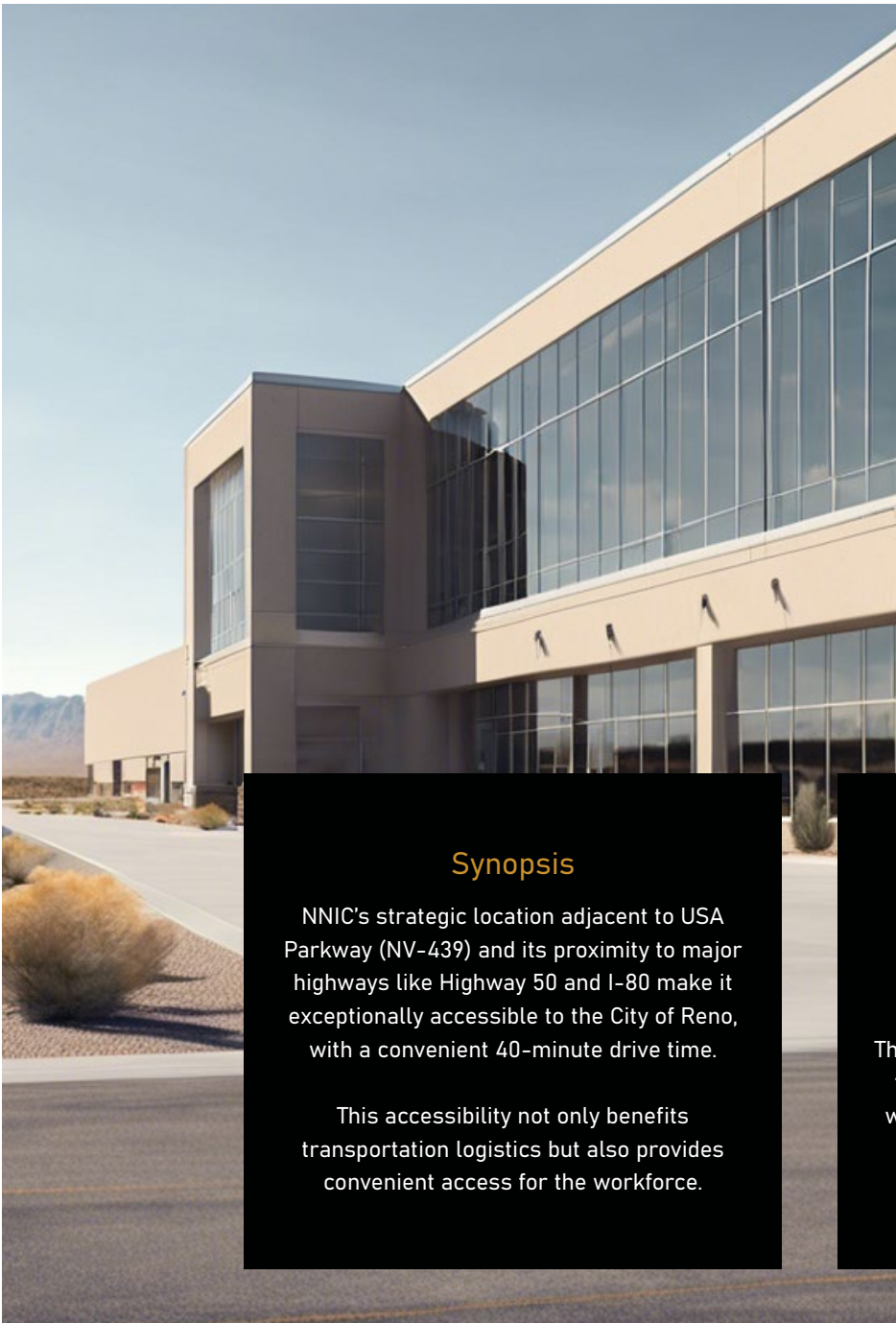
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## About the project

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The 20,000-acre Northern Nevada Industrial Center ("NNIC") is a noteworthy option for site selectors to consider. The opportunity at NNIC includes an accelerated planning and building process approved by Lyon County. Similar to the neighboring TRI-Center and Tesla Gigafactory, NNIC presents a value proposition for small and large users alike.





## Key Property Information

- NO STATE OR CORPORATE INCOME TAX
- NO PERSONAL INCOME TAX
- SUPERIOR FIBER OPTIC NETWORK
- EXCELLENT STATE INCENTIVES
- EDUCATED, EXPANDING, AND COST-EFFECTIVE WORKFORCE
- DEPENDABLE, COMPETITIVE ENERGY
- BEST ECONOMIC GROWTH IN THE U.S.
- LOW SHIPPING AND DRAYAGE COSTS
- SELECTED AS AN OPPORTUNITY ZONE
- BUILD TO SUITS AVAILABLE

### Synopsis

NNIC's strategic location adjacent to USA Parkway (NV-439) and its proximity to major highways like Highway 50 and I-80 make it exceptionally accessible to the City of Reno, with a convenient 40-minute drive time.

This accessibility not only benefits transportation logistics but also provides convenient access for the workforce.

### Opportunity Zone

Development program established to encourage long-term investments in low-income communities nationwide.

The program offers three main tax incentives for investing in low-income communities, which include Temporary Deferral, Stepped Up Basis, and Permanent Exclusion

### Development

The fully entitled 6,500 Acre Industrial Park includes a Planned Unit Development Agreement and a development agreement approved with Lyon County for fast-tracked building permits.

The projects infrastructure includes power, water, sewer, gas, and fiber.



The Opportunity Zone program offers three tax incentives for investing in low-income communities through a qualified Opportunity Fund.



### Permanent Exclusion

A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years.

This exclusion only applies to gains accrued after an investment in an Opportunity Fund.



### Temporary Deferral

A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund.

The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is disposed of or December 31, 2026.



### Step-Up in Basis

A step-up in basis for capital gains reinvested in an Opportunity Fund.

The basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for at least 5 years and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.



### Location

One mile NW of Hwy 50 and USA Parkway

### Size

20,000 Gross Acres  
Phase I ± 1,100 Acres

### Zoning

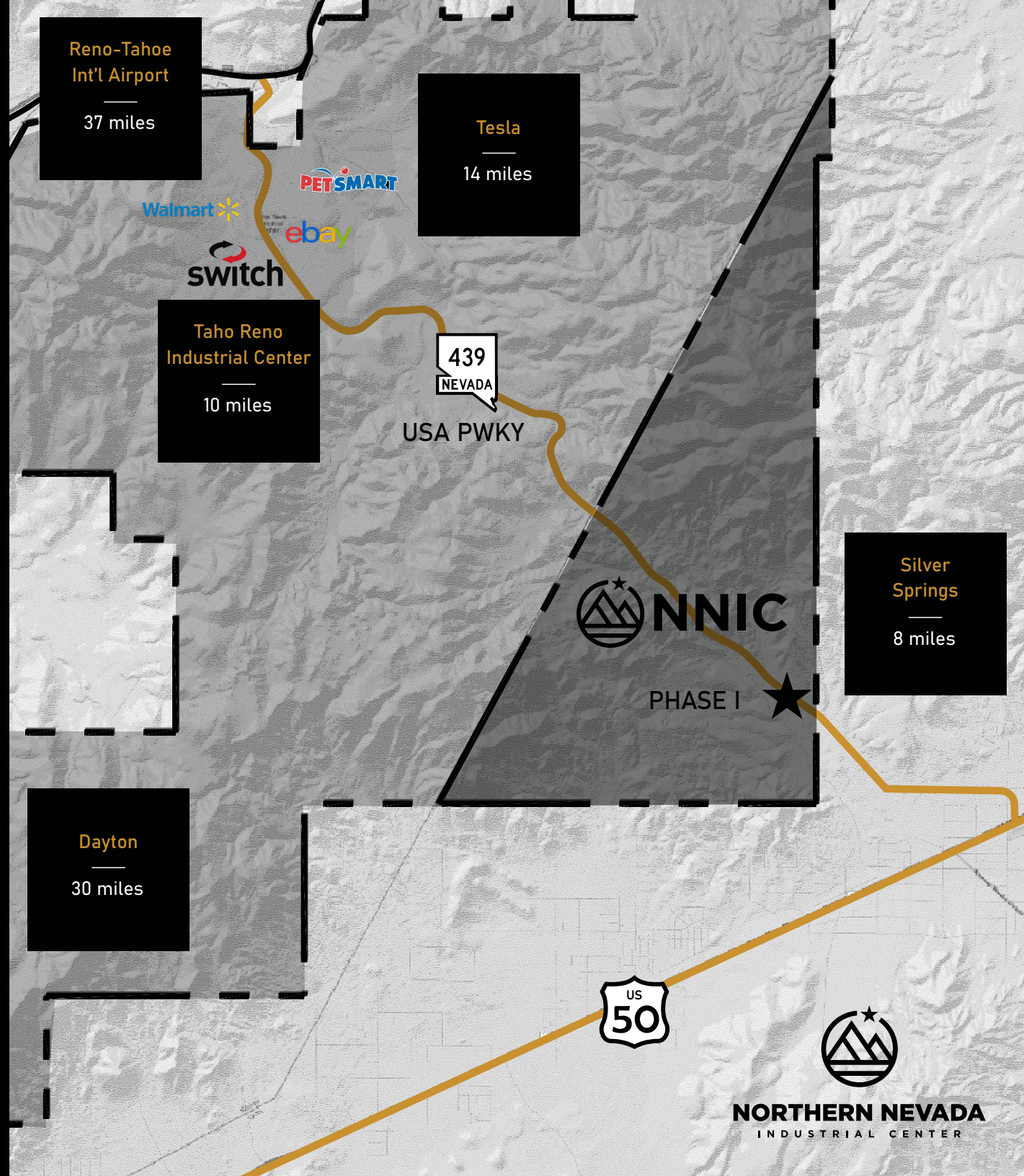
PUD, Pre-Approved  
Commercial and Industrial Uses

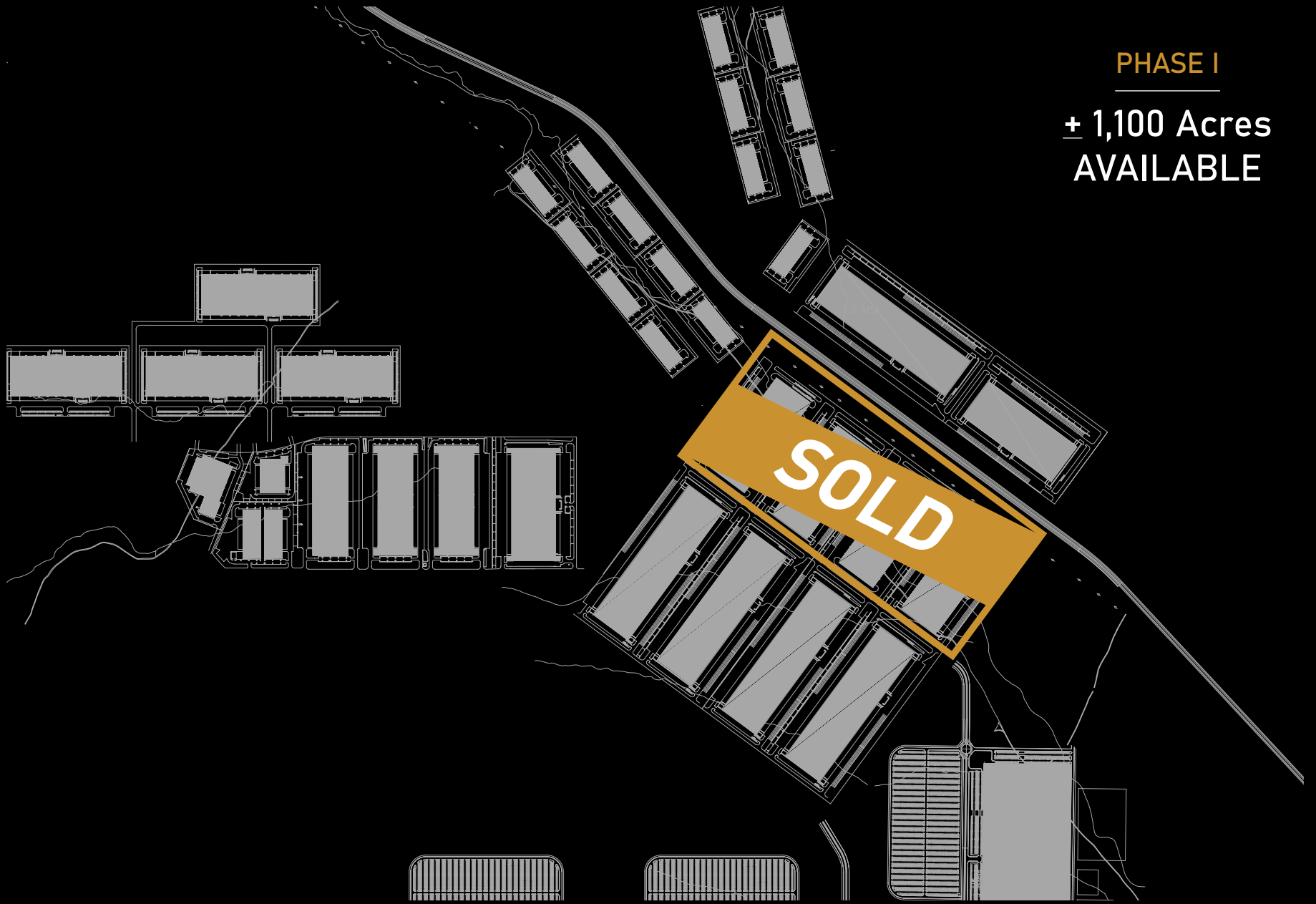
### Approvals

Development Agreement,  
Planned Unit Development

### Utilities

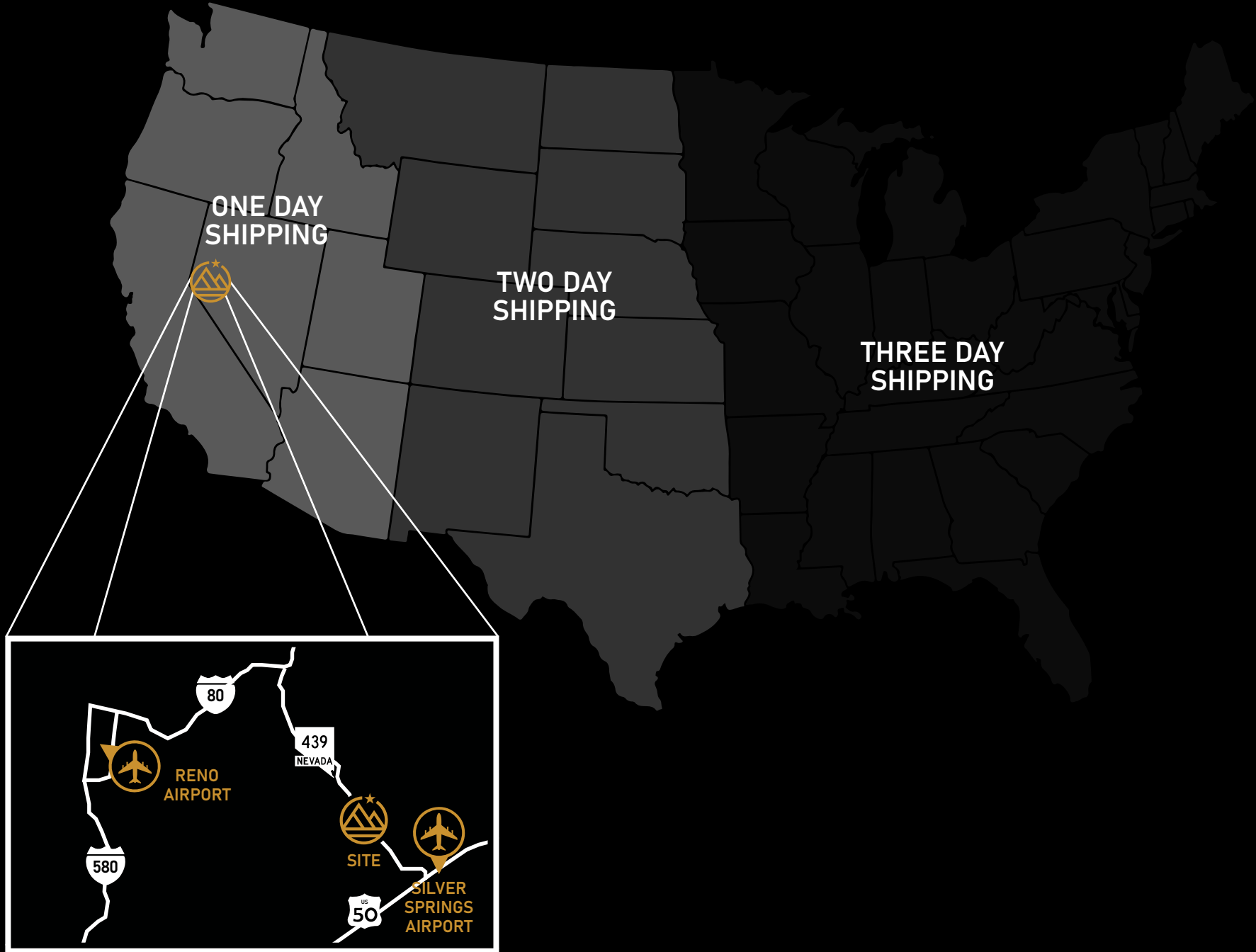
Water, Sewer, Gas, Fiber





PHASE I  
+ 1,100 Acres  
AVAILABLE

PROPOSED BUILDING LAYOUT







### PRIME LOCATION

- The Reno landscape is heavily mountainous, and NNIC presents one of the only large tracts of land available for new big box development.
- Large land sites within TRIC are already tied up by corporate users such as Tesla and Google.
- The location along USA Parkway (NV-439) is a prime location to attract workers from small nearby towns such as Dayton, Stagecoach, Silver Springs, and Fernley, along with larger population nodes such as Reno, Sparks, and Carson City. The marginal increase in worker wages to compensate for increased commute times pales in comparison to the overall labor and tax savings tenants achieve by basing their activities in Reno, NV.

### IN THE PATH OF PROGRESS

- NNIC offers the next site for industrial development within the Greater Reno Metro, with most of the remaining large parcels of private land available for industrial development.

### RISING ASKING RENTS

- With the tremendous activity and limited availability across all size ranges, it's no surprise to see the average asking rates in Q2 2023 steadily grow.
- Average lease rents are up 14.67% since Q2 2022, with significant growth for facilities greater than 100,000 SF.

### STRONG LEASING ACTIVITY

- Q2 2023 witnessed over 421,251 SF of net absorption on continued strong tenant demand, and the market is expected to see strong absorption numbers on preleased speculative projects delivering in 2023.
- 20 new deals have been completed since the start of Q2 2023, with the average deal size increasing 6.92% since Q2 2022.
- The Sparks submarket is the 3rd largest industrial submarket by total inventory in Reno and maintains the lowest vacancy rate in the market.



**Carson City**

- Average Commute - 16.4 minutes
- Reno - 32 miles (34 mins)
- TRIC - 51 miles (60 mins)
- NNIC (Our Site) - 38 miles (47 mins)

**Reno**

- Average Commute - 18.6 minutes
- Carson City - 32 miles (34 mins)
- TRIC - 21 miles (23 mins)
- NNIC (Our Site) - 34 miles (35 mins)

**Dayton**

- Average Commute - 27.2 minutes
- Reno - 42 miles (44 mins)
- Carson City - 12 miles (20 mins)
- TRIC - 40 miles (45 mins)
- NNIC (Our Site) - 26 miles (30 mins)

**Silver Springs**

- Average Commute - 32.3 minutes
- Reno - 42 miles (44 mins)
- Carson City - 36 miles (44 mins)
- TRIC - 21 miles (24 mins)
- NNIC (Our Site) - 8 miles (9 mins)

**Fallon**

- Average Commute - 14.5 minutes
- Reno - 63 miles (65 mins)
- Carson City - 62 miles (72 mins)
- TRIC - 44 miles (49 mins)
- NNIC (Our Site) - 34 miles (49 mins)

**Stagecoach**

- Average Commute - 33.9 minutes
- Reno - 46 miles (52 mins)
- Carson City - 28 miles (36 mins)
- TRIC - 26 miles (31 mins)
- NNIC (Our Site) - 12 miles (16 mins)

**Fernley**

- Average Commute - 27.4 minutes
- Reno - 34 miles (34 mins)
- Carson City - 50 miles (58 mins)
- TRIC - 16 miles (18 mins)
- NNIC (Our Site) - 22 miles (23 mins)





**Carson City**

- Median Earnings: \$41,053
- Civilian Labor Force: 28,713
- Unemployment: 3,700 / 8.3%

**Reno**

- Median Earnings: \$43,870
- Civilian Labor Force: 120,915
- Unemployment: 10,559 / 6.1%

**Dayton**

- Median Earnings: \$47,941
- Civilian Labor Force: 4,636
- Unemployment: 906 / 12.1%

**Silver Springs**

- Median Earnings: \$34,970
- Civilian Labor Force: 2,017
- Unemployment: 300 / 6.8%

**Fallon**

- Median Earnings: \$38,863
- Civilian Labor Force: 4,083
- Unemployment: 191 / 2.9%

**Sparks**

- Median Earnings: \$46,145
- Civilian Labor Force: 47,414
- Unemployment: 3,762 / 5.6%

**Fernley**

- Median Earnings: \$42,787
- Civilian Labor Force: 8,614
- Unemployment: 1,041 / 7.8%

**Stagecoach**

- Median Earnings: \$36,250
- Civilian Labor Force: 730
- Unemployment: 51 / 3.5%

ACCESS TO CRITICAL INFRASTRUCTURE:

Highways – USA Parkway (NV-439): < 1 mile

Reno-Tahoe International Airport: 37 miles

Union Pacific Intermodal Yard: 37 miles

Reno Stead Airport: 50 miles

USA PARKWAY (NV-439) LOCATION:

USA Parkway (NV-439) connects major freeways across Nevada including the NV-50 and I-80, connecting some of the largest ports to the largest metropolitan areas on the West Coast including San Francisco, Los Angeles, Portland, and Salt Lake City.

A recent traffic study indicated the site witnesses over 5,100 vehicles during weekdays and over 3,500 vehicles daily on the weekends, with approximately 10% of vehicle traffic comprised of trucks.

WEST DISTRIBUTION:

The Property is designed to serve the needs of the changing logistics industry enabling rapid deployment to the West.





