

Northern Nevada

Reno's strategic location, diverse labor market, wide range of financial resources, in addition to its business-friendly environment and exceptional tax benefits, combine to make it an attractive and affordable location for companies of all sizes interested to move or expand their business. And with everything potential employees want relative to quality of life - from entertainment options to the beauty of the Sierra Nevada - Northern Nevada can also attract and retain the right people to build that business. The communities of the North Valleys, especially Stead, are a highly-developed industrial region of northern Reno. Resident national companies like Amazon.com, Urban Outfitters, Marmot and Cardinal Health benefit from this area's significant local labor market, the many nearby transportation options, as well as competitive lease rates.



LogistiCenterSM at 395 Phase II - Bldg 2 Warehouse/Distribution Available for Lease



About Dermody Properties

Dermody Properties is a privately owned industrial real estate investment, development and management firm which specializes in acquisitions and development of industrial real estate in strategic locations for e-commerce fulfillment centers, third party logistics and distribution customers. Founded in 1960, Dermody Properties has invested in more than 70 million square feet of industrial space.

LogistiCenterSM is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenterSM facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.



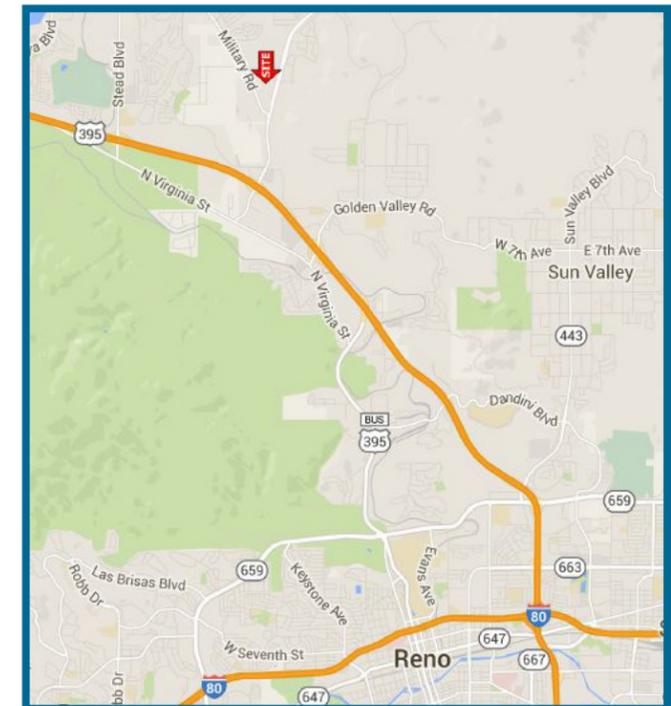
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CBRE is pleased to offer the newest opportunity at LogistiCenterSM at 395 Phase II, a premiere development project from Dermody Properties. This park will consist of three buildings. The first building is $\pm 722,512$ square feet and the second building is projected to be $\pm 436,368$ square feet and the third building is projected to be $\pm 405,456$ square feet. This park has an excellent location with immediate access to the U.S. Interstate Highway system and within close proximity to a proven labor force of experienced workers in the warehouse, distribution,

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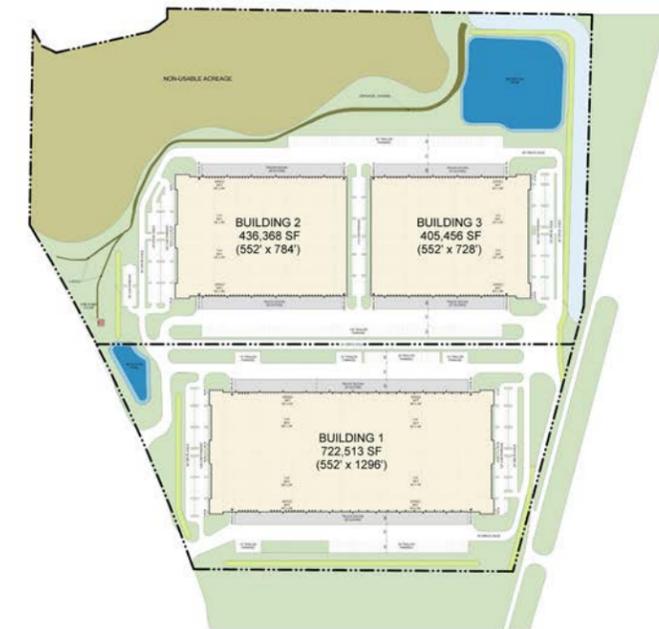
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Property Overview

Available Space ±436,368 SF
 For Lease \$0.36/SF/MO, NNN

Site & Floor Plan

Building Dimensions: 552' x 784'	Dock Doors: (80) dock doors
Drive-In Doors: 4 drive-in doors	Clear Height: 36' Clear Height
Office Area: Build-to-Suit	Loading Bay: 60' x 56'
Column Spacing: 54' x 56'	Fire Protection System: ESFR
Parking: 278 Car Parking Stalls; 199 Trailer Stalls	Lighting: To suit
Year Built: 2017	Structure Exterior: Concrete Tilt-up
Site Area: 58.74+ Acres	HVAC Systems: Cambridge Units - heats warehouse 60 degrees when zero outside
Zoning: Industrial Commercial	Electric: 2,000 Amps, 277/480 Volts, 3-Phase
Floors: 7" Concrete Slab	Roof: 45 mil Single Ply TPO roof over rigid insulation



PARK PLAN

REVISION SUMMARY:

APPROVED: CITY OF RENO
 ZONING: I10

OCCUPANCY: B, S1, F1
 CONSTRUCTION TYPE: III-B

TOTAL ACREAGE: 58.74 AC APPROX
 NON-USABLE ACREAGE: 23.93 AC
 DRAINAGE CHANNEL: 0.17 AC
 TOTAL PARK AVAILABLE ACREAGE: 34.64 AC

PROPOSED BUILDING AREA

BUILDING 1: 722,513 SF (552' x 1296')
 BUILDING 2: 436,368 SF (552' x 784')
 BUILDING 3: 405,456 SF (552' x 728')

TOTAL BUILDING AREA: 1,564,337 SF
 TOTAL BUILDING AREA: 45.14 AC
 BUILDING 1: 18.14 AC
 BUILDING 2: 12.24 AC
 BUILDING 3: 4.76 AC

DOCK DOORS BUILDING 2
 40 DOORS
 4 DOORS

DOCK DOORS BUILDING 3
 74 DOORS
 4 DOORS

PARKING PROVIDED

BUILDING 1
 STANDARD SPACES: 208 SPACES
 ACCESSIBLE SPACES: 8 SPACES
 TOTAL PARKING PROVIDED: 216 SPACES

BUILDING 2
 STANDARD SPACES: 208 SPACES
 ACCESSIBLE SPACES: 8 SPACES
 TOTAL PARKING PROVIDED: 216 SPACES

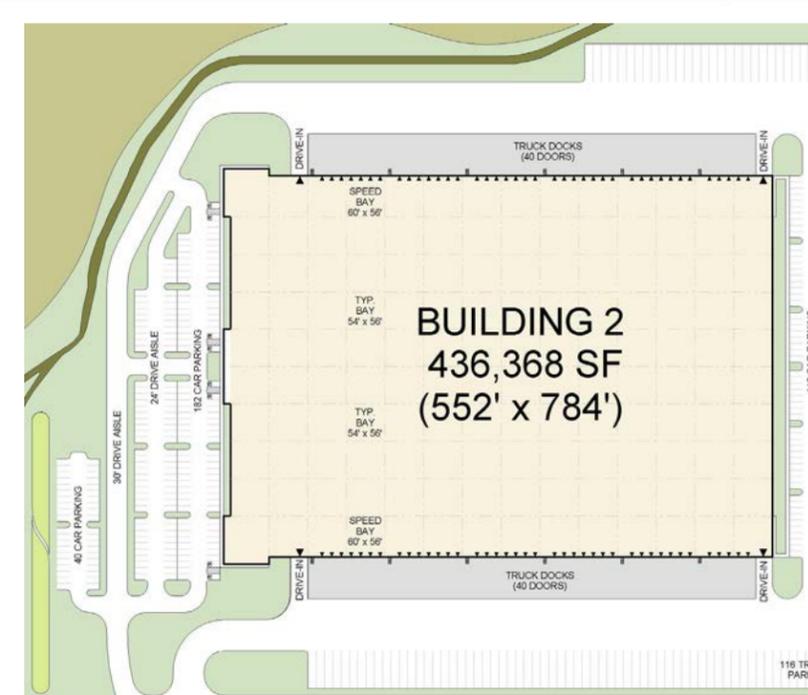
PARKING REQUIREMENTS

BUILDING 1
 OFFICE 10.00 SF/10.00 SF: 79 SPACES REQ'D
 WAREHOUSE 10.00 SF/10.00 SF: 208 SPACES REQ'D
 TOTAL SITE PARKING REQ'D: 287 SPACES REQ'D
 ACCESSIBLE SPACES REQUIRED: 7 SPACES

BUILDING 2
 OFFICE 10.00 SF/10.00 SF: 74 SPACES REQ'D
 WAREHOUSE 10.00 SF/10.00 SF: 212 SPACES REQ'D
 TOTAL SITE PARKING REQ'D: 286 SPACES REQ'D
 ACCESSIBLE SPACES REQUIRED: 8 SPACES

CITY OF RENO PARKING REQUIREMENTS

WAREHOUSE: 1 SPACE / 1,300 SF
 OFFICE: 1 SPACE / 275 SF



Utility Providers:

Electric: NV Energy
 Natural Gas: NV Energy
 Sewer: City of Reno