

Reno AirLogistics Park

Reno, Nevada



Dermody.com

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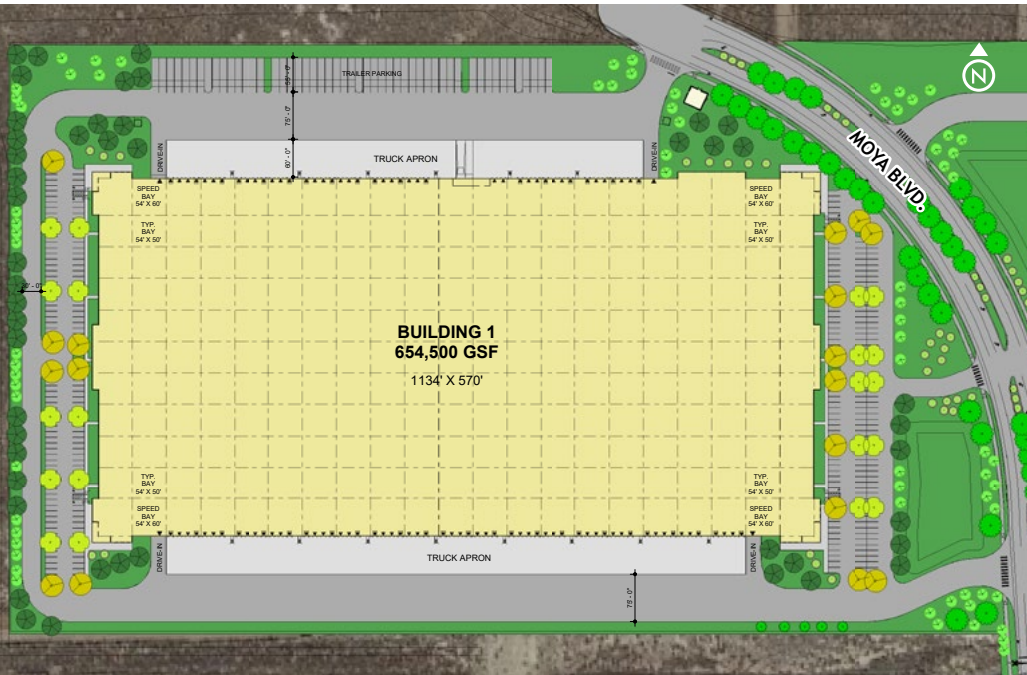
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- Two state-of-the-art, freestanding industrial buildings
- Q1 2024 Delivery
Building 1 - ±654,500 SF
- Q1 2024 Delivery
Building 2 - ±468,697 SF
- Divisible to ±200,000 SF
- 4,000 Amps
- Ample parking
- Proximity to high quality, low-cost labor
- Built to attract distribution and manufacturing related tenants



BUILDING 1



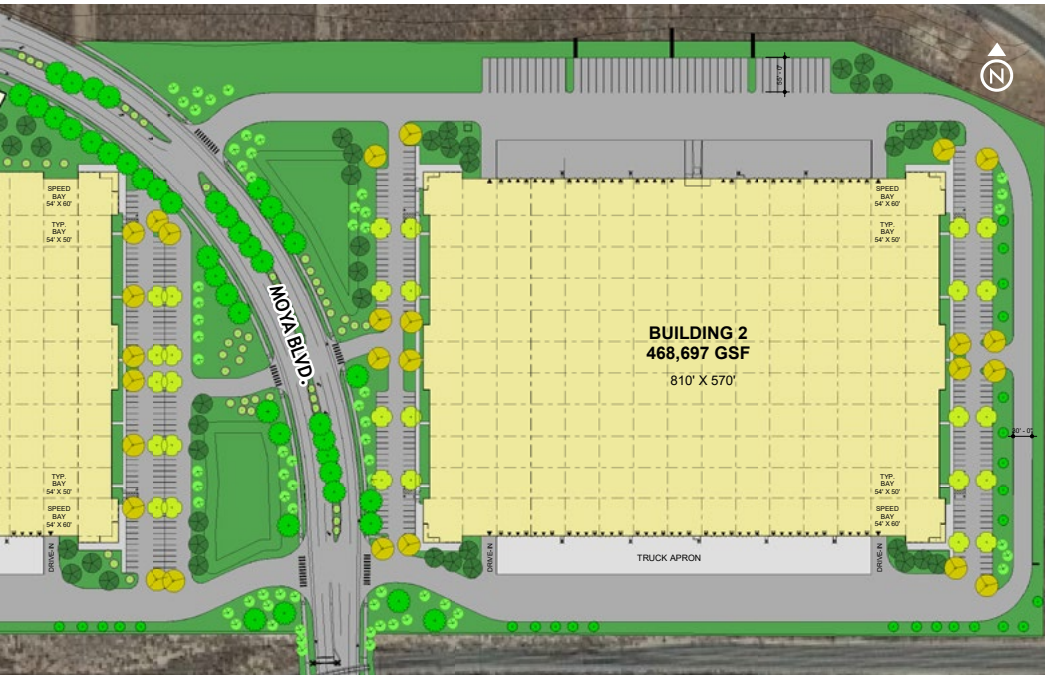
36' clear height



54' x 50' column spacing

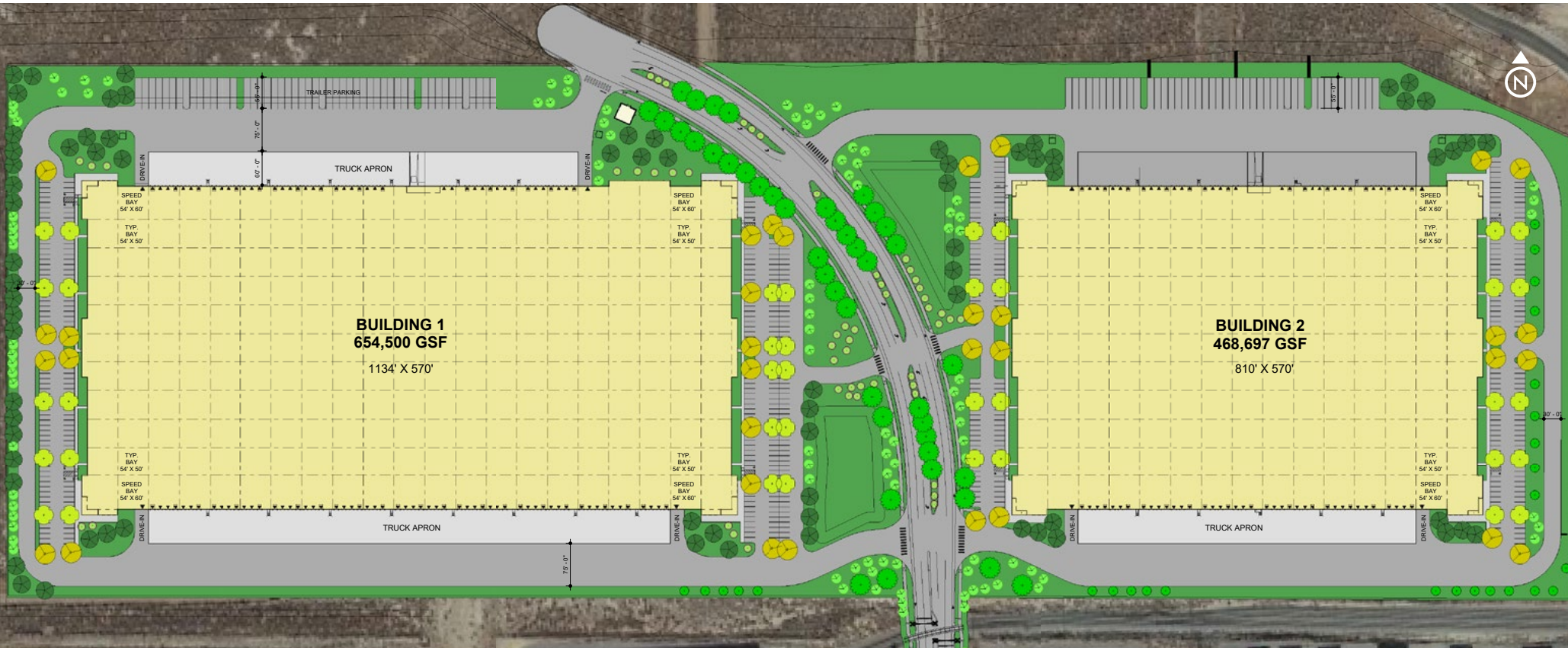
- ±654,500 Square Feet
- Divisible to ±200,000 SF
- BTS Office upon request
- ±269 Auto parking spaces, expandable to 466
- ±51 Trailer parking, expandable to 63
- ±4,000 Amp, 3-phase/480 volt power
- Skylights throughout
- LED lighting
- Four (4) grade-level doors
- One hundred four (104) dock-high doors
- ESFR sprinkler system
- Concrete Tilt-up
- Min. 45 mil Single Ply TPO roof over rigid insulation
- Circular site flow

BUILDING 2



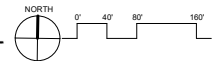
- ±468,697 square feet
- Divisible to ±49,920 SF
- BTS Office upon request
- ±227 Auto parking spaces, expandable to 373
- ±44 Trailer parking, expandable to 59
- ±4,000 Amp, 3-phase/480 volt power
- Skylights throughout
- LED lighting
- Four (4) grade-level doors
- Seventy-five (75) dock-high doors
- ESFR sprinkler system
- Concrete Tilt-up
- Min. 45 mil Single Ply TPO roof over rigid insulation
- Circular site flow

SITE PLAN



CONCEPTUAL SITE PLAN

SCALE: 1" = 80'



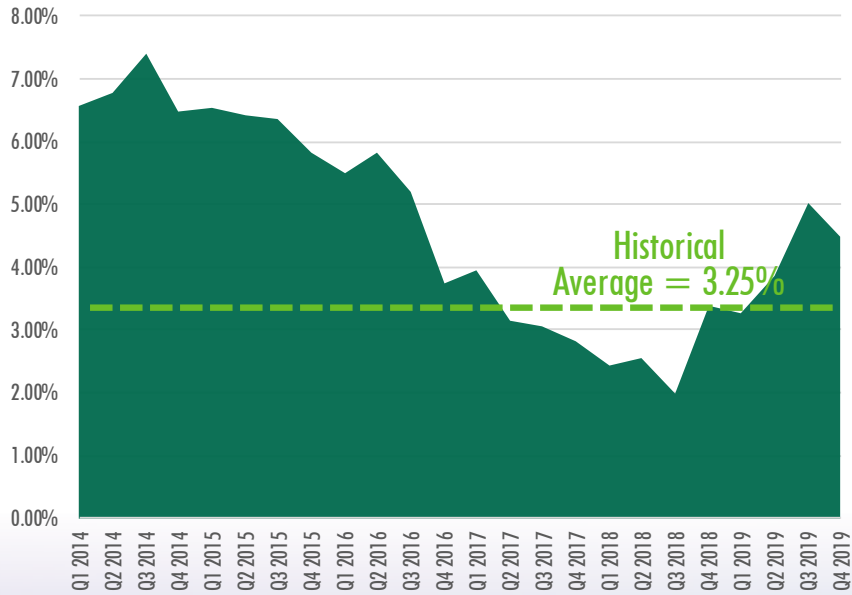
SITE LOCATION

- Immediate access to U.S. Hwy 395
- 10 miles south to Interstate 80
- Immediate access to employee amenities
- 13.5 miles Northwest of Reno-Tahoe International Airport
- 220 miles east from Port of Oakland/ San Francisco



Reno Industrial Market

HISTORICAL DIRECT VACANCY RATE



Source: CBRE Research.

Reno, Nevada is within a 50-mile radius of **692,707** residents



101.9M SF
#1 per capita in nation industrial base



0.5%
Vacancy rate



\$16-18
Per hour warehouse labor wage



\$0.87
Bulk asking rate



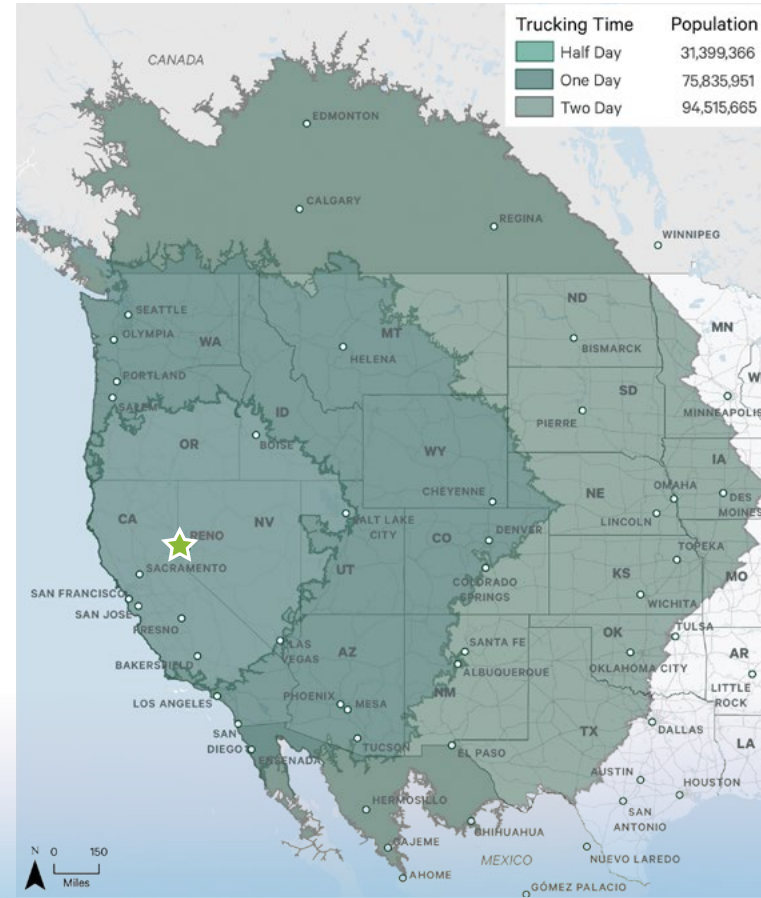
5.7M SF
Under construction



70M
People within 2 days



TRUCK SERVICE





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