

LogistiCenterSM at Kiley Ranch

NW CORNER OF WINGFIELD HILLS ROAD AND DAVID ALLEN PARKWAY
KILEY RANCH NORTH, PHASE 5 | SPARKS, NEVADA

Q3 2024 Completion



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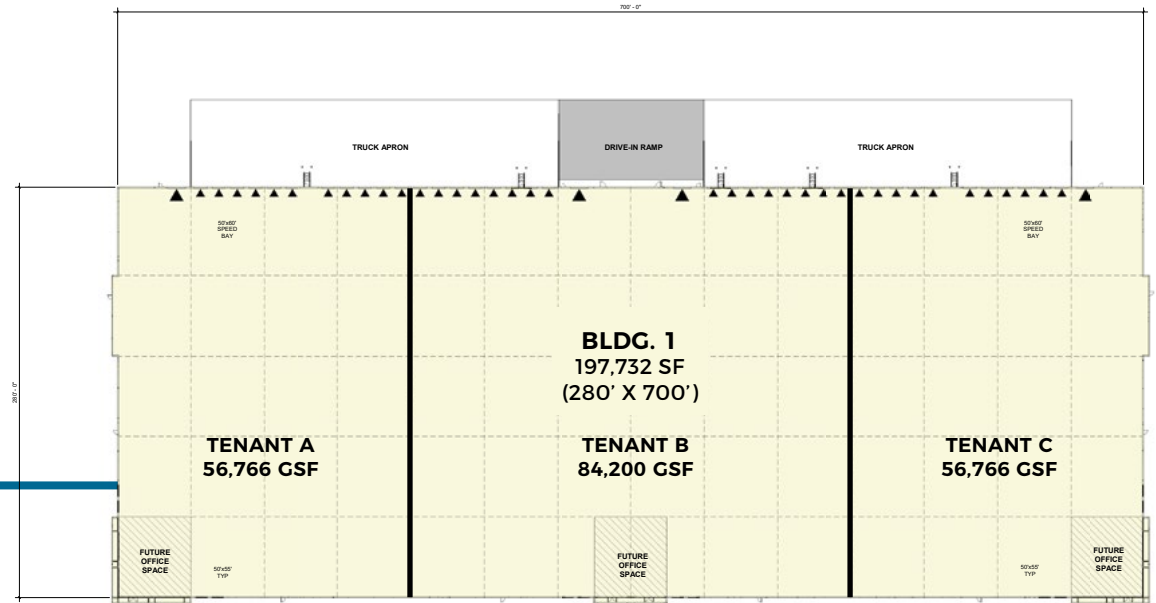
- Deliverable Q3 2024
- State-of-the-art, freestanding industrial buildings
- Total Building Area:
±385,364 SF
- Building #1:
±197,732 SF Available
- Building #2:
±187,632 SF Available
- Switchgear
- Ample parking
- Proximity to high quality,
low-cost labor
- Built to attract distribution/
manufacturing/service
related tenants



BUILDING 1



Bldg. 1 Detail



ALL MEASUREMENTS ARE APPROXIMATE.

NOTE: Divisibility as indicated on the site plan will not be built initially and is only to be used as an example. Alternative divisibility can be configured to accommodate sizes and square footages based on customer requirements.

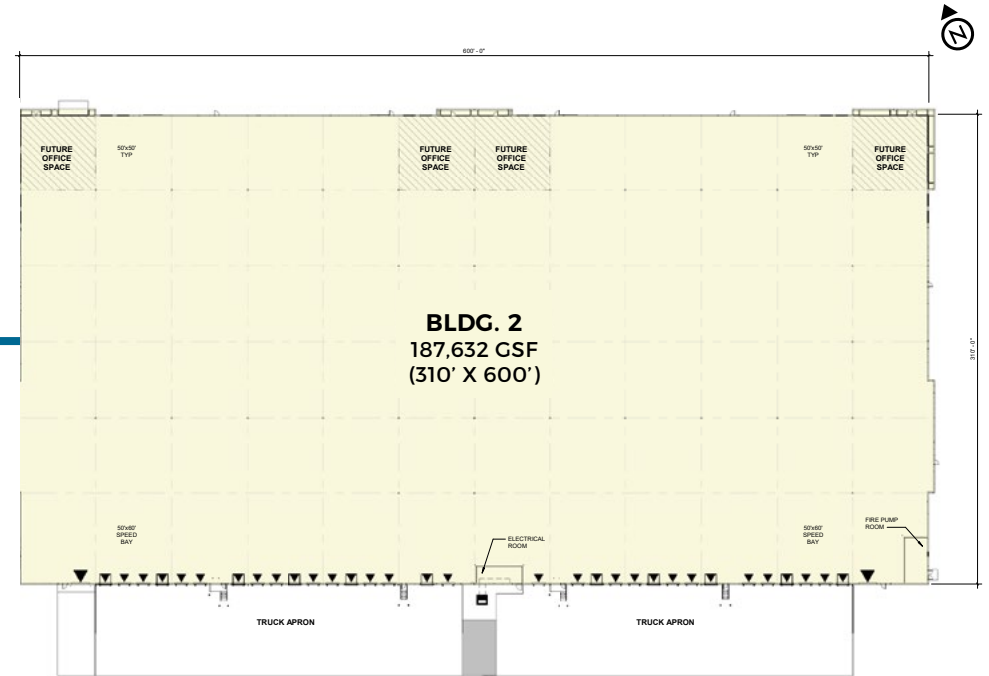
- ±197,732 Square Feet Available
- BTS Office upon request
- ±147 Auto parking spaces
- ±27 Trailer parking (future or extra auto parking)
- Switchgear
- Skylights throughout
- LED lighting
- Four (4) drive-in doors
- Thirty-eight (38) dock-high doors
- ESFR sprinkler system
- Concrete Tilt-up
- Min. 45 mil Single Ply TPO roof over rigid insulation
- Circular site flow



BUILDING 2



Bldg. 2 Detail



ALL MEASUREMENTS ARE APPROXIMATE.

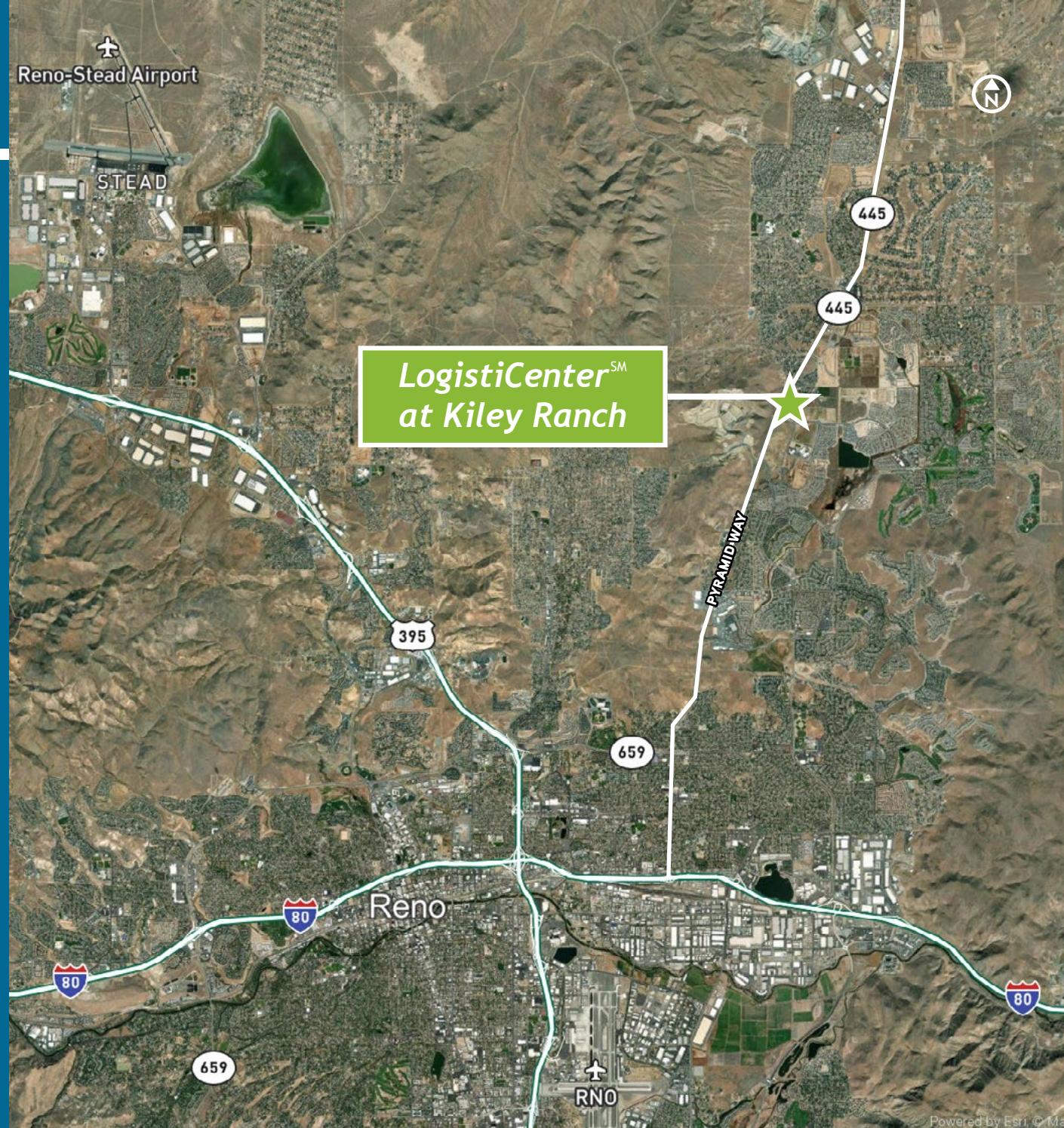
- ±187,632 Square Feet Available
- BTS Office upon request
- ±168 Auto parking spaces
- ±21 Trailer parking
- Switchgear
- Skylights throughout
- LED lighting
- Two (2) drive-in doors
- Thirty-three (33) dock-high doors
- ESFR sprinkler system
- Concrete Tilt-up
- Min. 45 mil Single Ply TPO roof over rigid insulation
- Circular site flow



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SITE LOCATION

- Frontage on SR 445 - Pyramid Highway
- 7 Miles to I-80
- 9 Miles to I-80 / I-580 interchange
- 11.5 Miles to the airport

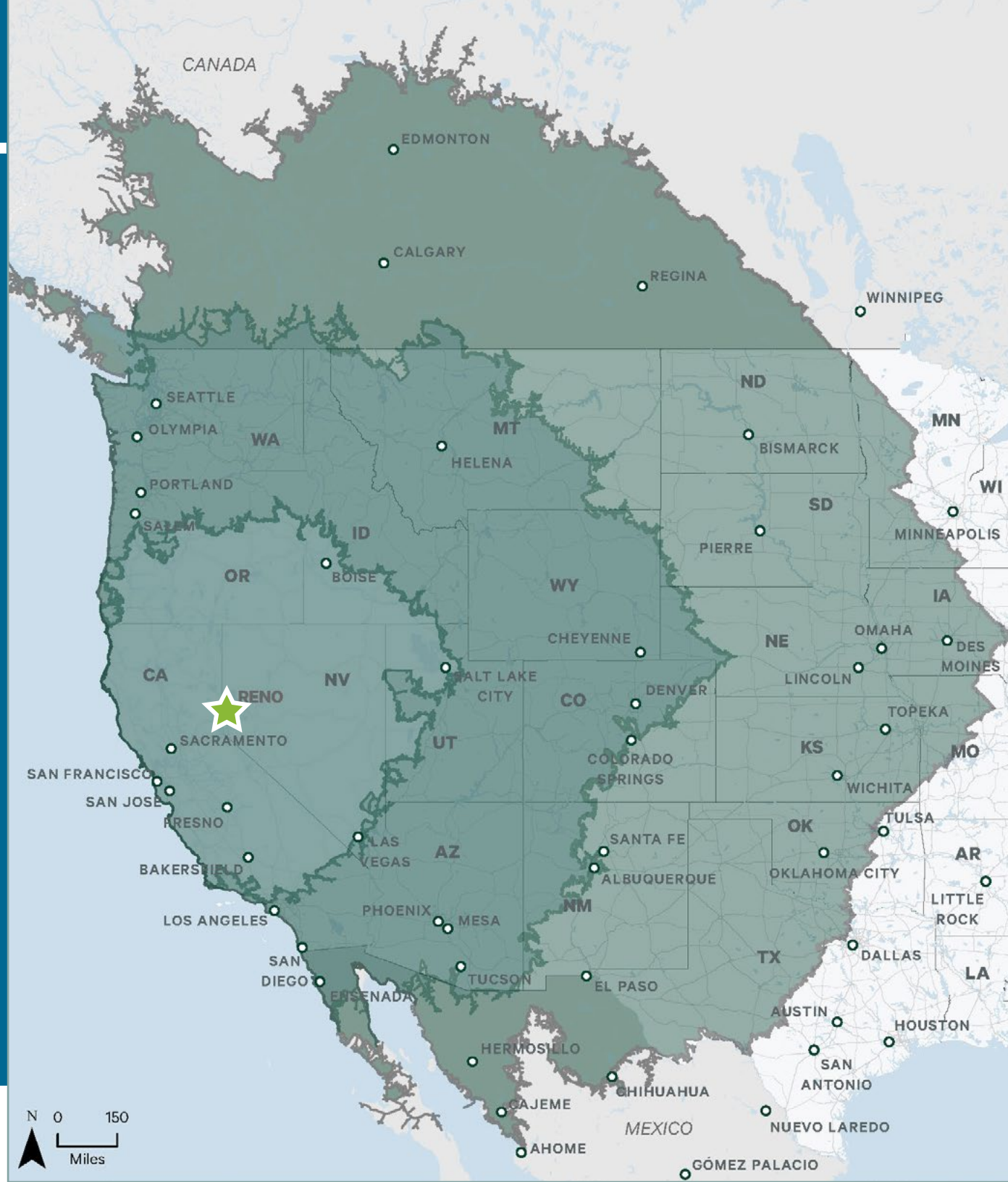


TRUCK SERVICE

Half-Day: 31,399,366

One-Day: 75,835,951

Two-Day: 94,515,665



CBRE

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