



**Building 1 - 197,732 SF**  
**Planned Construction**

**Building 2 - 187,632 SF**  
**Delivering Q2 2025**

**385,364 SF Available**

# LogistiCenter<sup>SM</sup> at Kiley Ranch

NW Corner of Wingfield Hills Rd. and David Allen Pkwy.  
Kiley Ranch North, Phase 5  
Sparks, Nevada

**CBRE**



[Dermody.com](http://Dermody.com)

# Property Specifications

LogistiCenter<sup>SM</sup> at Kiley Ranch | Sparks, NV



## Property Specs

- Two State-of-the-Art, Freestanding Logistics Buildings
- Building 1 - 197,732 SF
  - Planned Construction
- Building 2 - 187,632 SF
  - Q2 2025 Delivery
- 4000 Amp, 480 Volt, 3 Phase Switchgear
- Ample Parking
- Proximity to High Quality, Low-Cost Labor
- Built to Attract Distribution, Manufacturing and Service Related Tenants

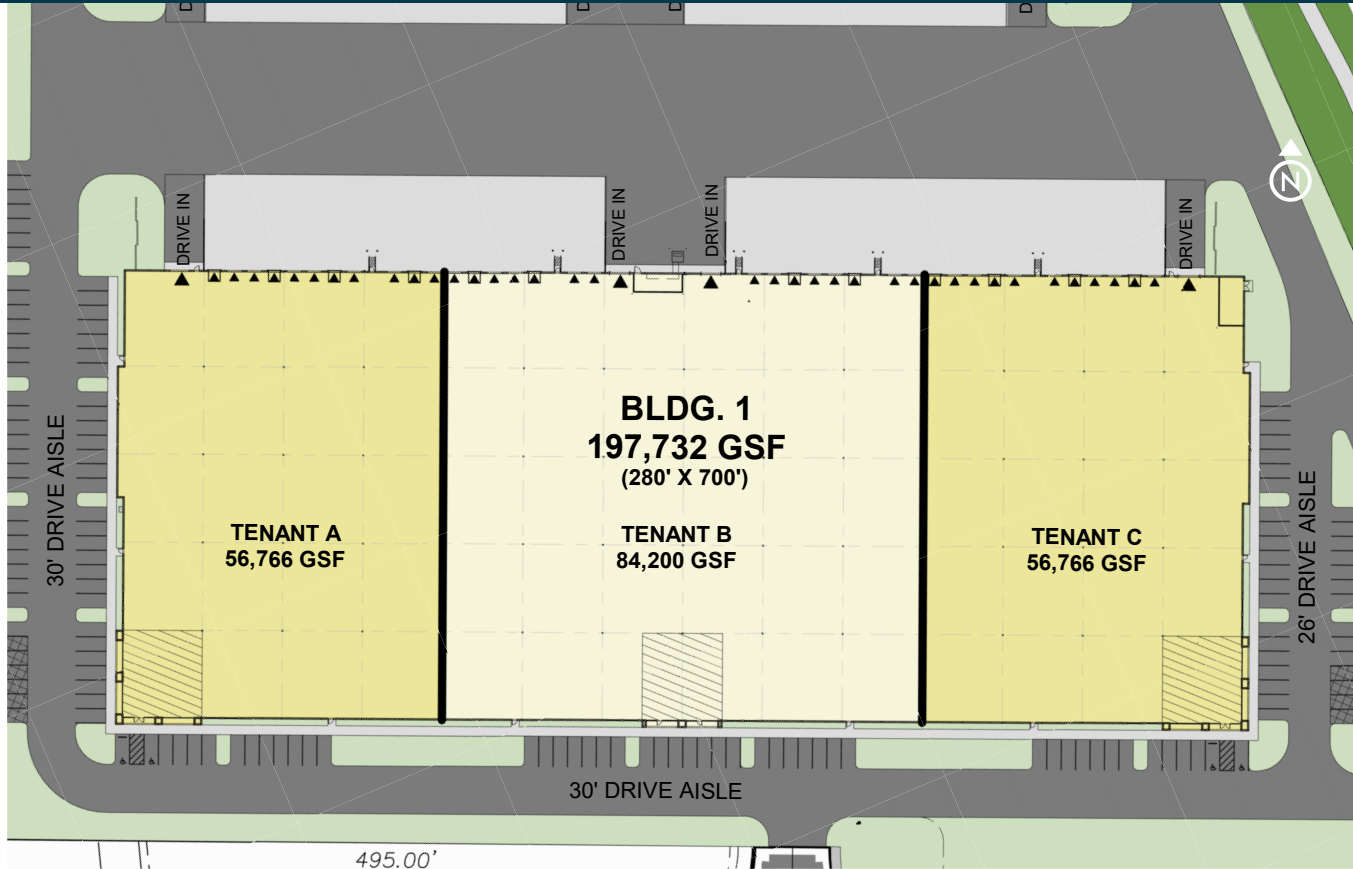
# Site Plan

LogistiCenter<sup>SM</sup> at Kiley Ranch | Sparks, NV



# Building 1 Specifications

LogistiCenter<sup>SM</sup> at Kiley Ranch | Sparks, NV



## Building Specs

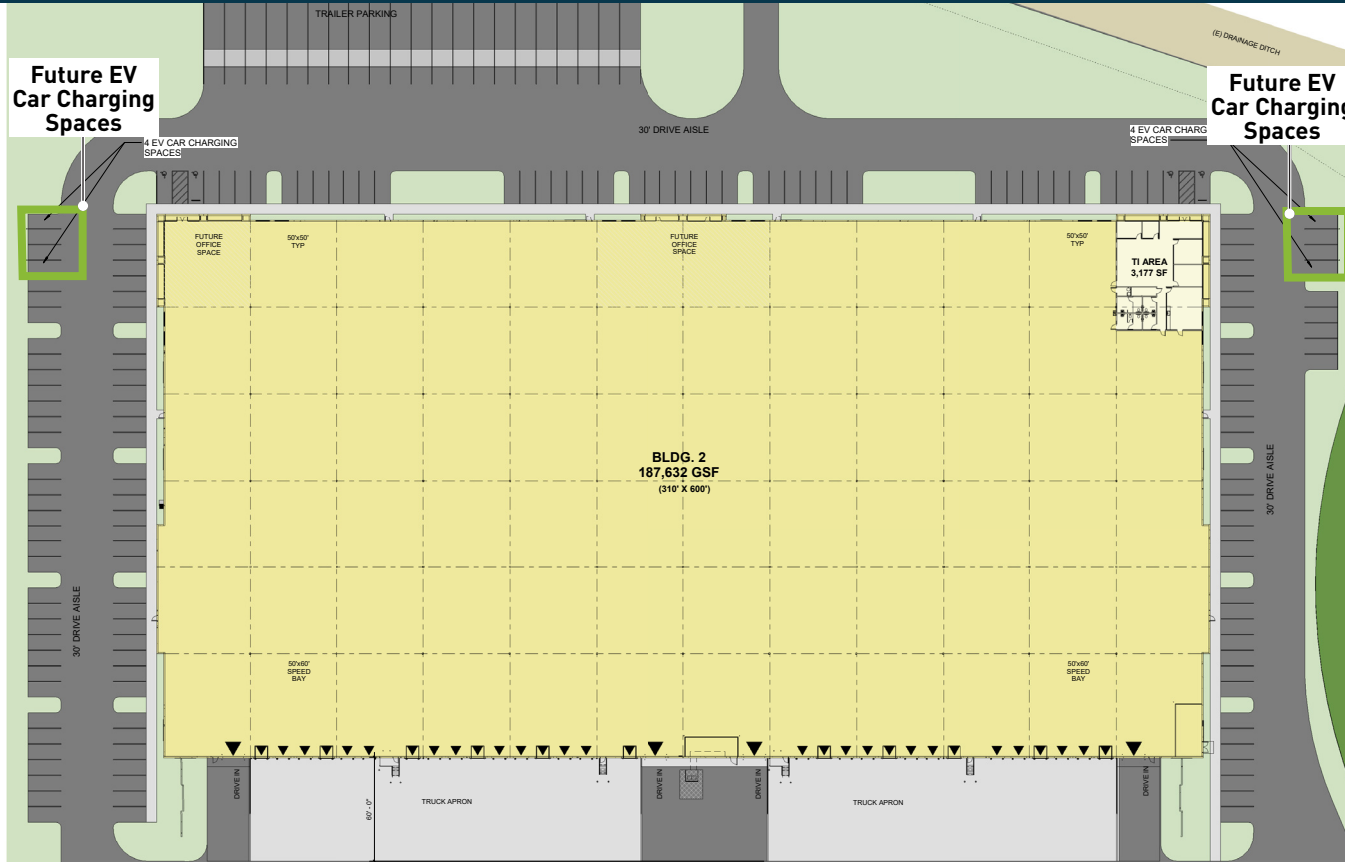
- ±197,732 Square Feet
- BTS Office upon request
- ±147 Auto parking spaces
- ±27 Trailer parking (future or extra auto parking)
- 4,000 Amp, 480 Volt, 3 Phase Switchgear
- Skylights throughout
- LED lighting
- Four (4) grade-level doors
- Thirty-eight (38) dock-high doors
- Twelve (12) dock levelers
- ESFR sprinkler system
- Concrete Tilt-up
- Min. 45 mil Single Ply TPO roof over rigid insulation
- Circular site flow

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.



# Building 2 Specifications

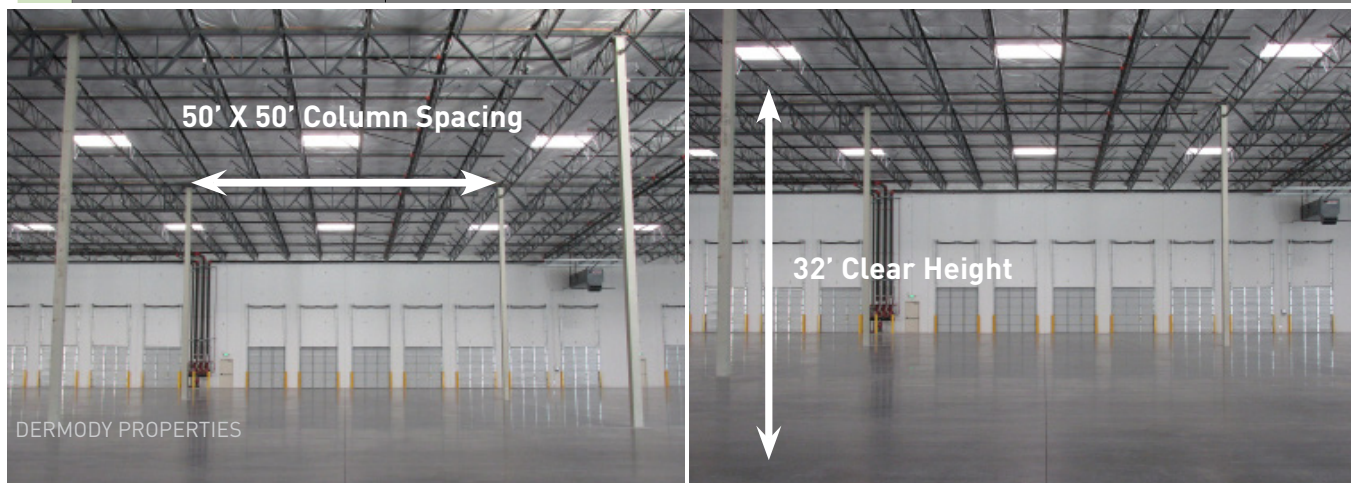
LogistiCenter<sup>SM</sup> at Kiley Ranch | Sparks, NV



## Building Specs

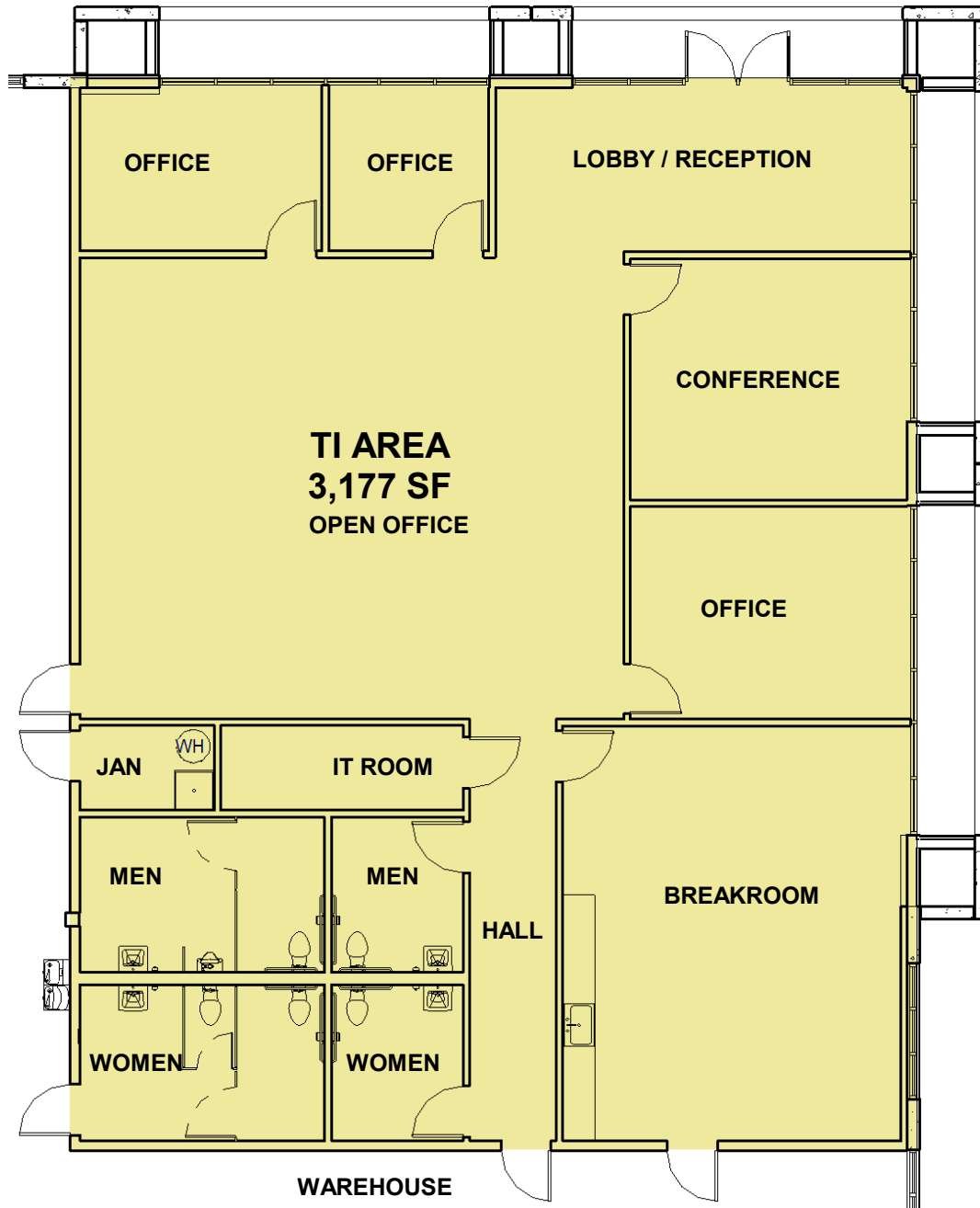
- ±187,632 square feet
- ±3,177 SF office
- ±168 Auto parking spaces
- ±21 Trailer parking
- 4,000 Amps, 480 Volt, 3 Phase Switchgear
- Skylights throughout
- LED lighting
- Four (4) grade-level doors
- Thirty (30) dock-high doors
- Eleven (11) dock levelers
- ESFR sprinkler system
- Concrete Tilt-up
- Min. 45 mil Single Ply TPO roof over rigid insulation
- Circular site flow

NOTE: Note: EV charging stations will not be installed at the project initially, but can be for future uses. However, conduit has been installed to accommodate those areas outlined.



# Office TI Spec Floor Plan

LogistiCenter<sup>SM</sup> at Kiley Ranch | Sparks, NV



## Office Specs

- ± 3,177 SF
- Lobby/Reception area
- Large Open Office Area
- 3 Private Offices
- Large Conference Room
- Large Breakroom
- IT Room
- Supply/Janitorial Closet
- 2 Men's Restrooms
- 2 Women's Restrooms

# Site Location Details

LogistiCenter<sup>SM</sup> at Kiley Ranch | Sparks, NV



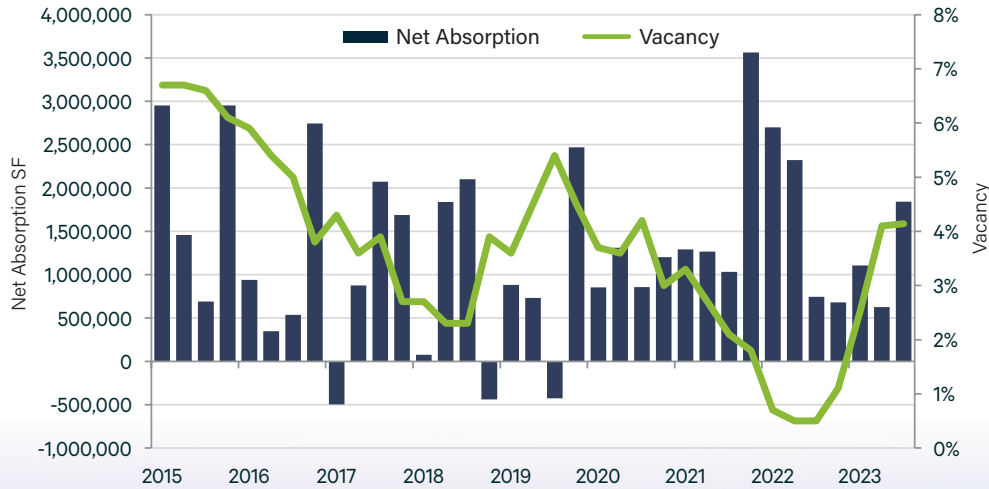
- Frontage on SR 445 - Pyramid Highway
- 7 miles to I-80
- 9 Miles to I-80 / I-580 interchange
- 11.5 Miles to the Reno-Tahoe International Airport

# Reno Industrial Market

LogistiCenter<sup>SM</sup> at Kiley Ranch | Sparks, NV

Truck Service  
from Coast-to-Coast

## Net Absorption & Vacancy Trends



Source: CBRE Research, Q4 2023

**111.7M SF**

#1 PER CAPITA IN NATION  
INDUSTRIAL BASE

**2.6M SF**

UNDER  
CONSTRUCTION

**\$19-\$20**

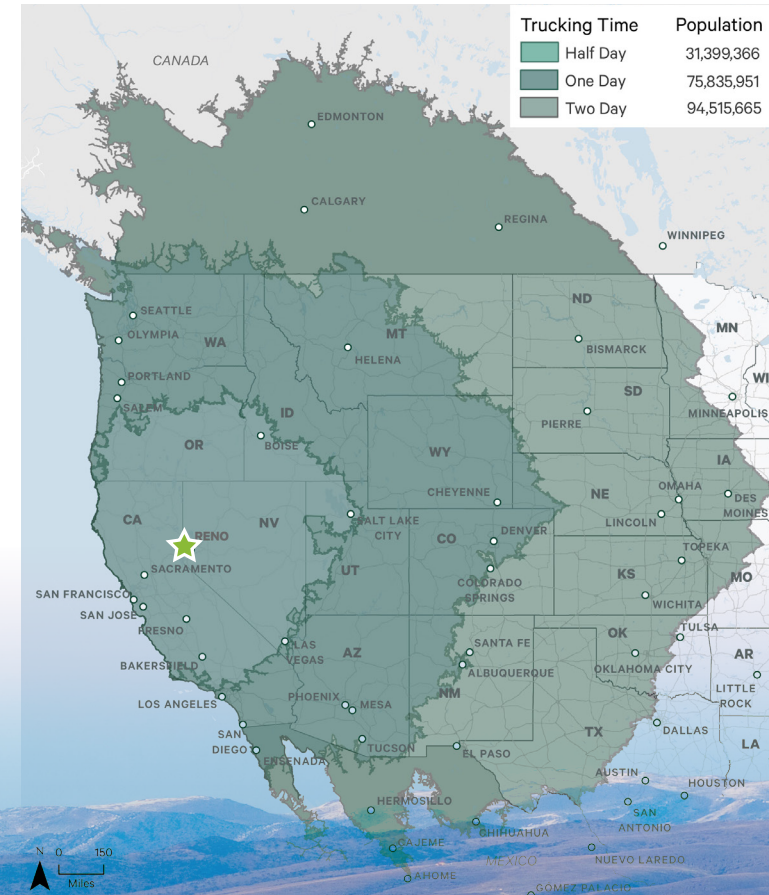
PER HOUR WAREHOUSE  
LABOR WAGE

**4.2%**

VACANCY  
RATE

**\$0.89**

BULK ASKING  
RATE



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





## LogistiCenter<sup>SM</sup> at Kiley Ranch

NW Corner of Wingfield Hills Rd.  
and David Allen Pkwy.  
Sparks, Nevada

### About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas and New Jersey. For more information, visit [www.Dermody.com](http://www.Dermody.com).

### About the LogistiCenter<sup>SM</sup> Brand

LogistiCenter<sup>SM</sup> 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 LogistiCenter<sup>SM</sup> 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.

### About Broker

CBRE, Inc. | 7900 Rancharra Pkwy., Suite 200, Reno, NV 89511 | (775) 356-6118 | [www.cbre.com/reno](http://www.cbre.com/reno)

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.PMStudio\_April2024



**Eric Bennett**  
CBRE  
Executive Vice President  
(775) 813-3794  
[eric.bennett@cbre.com](mailto:eric.bennett@cbre.com)  
[www.cbre.us/reno](http://www.cbre.us/reno)

**John Ramous**  
Dermody Properties  
Nevada Partner  
(775) 335-0172  
[jramous@dermody.com](mailto:jramous@dermody.com)



[Dermody.com](http://Dermody.com)