



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

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

385,364 SF Available

LogistiCenterSM at Kiley Ranch

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



Dermody.com

CBRE

Property Specifications

LogistiCenterSM 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

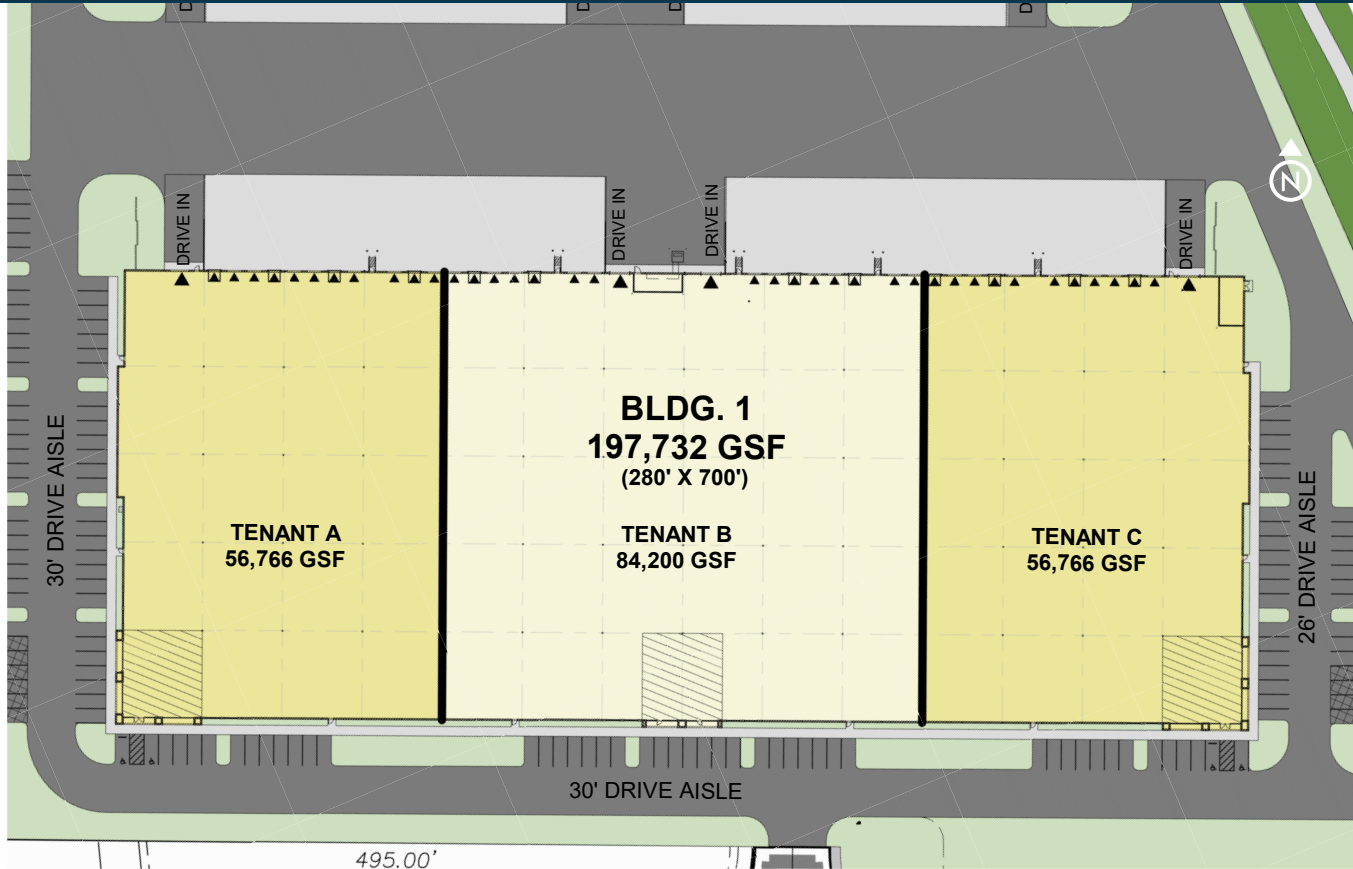
Site Plan

LogistiCenterSM at Kiley Ranch | Sparks, NV



Building 1 Specifications

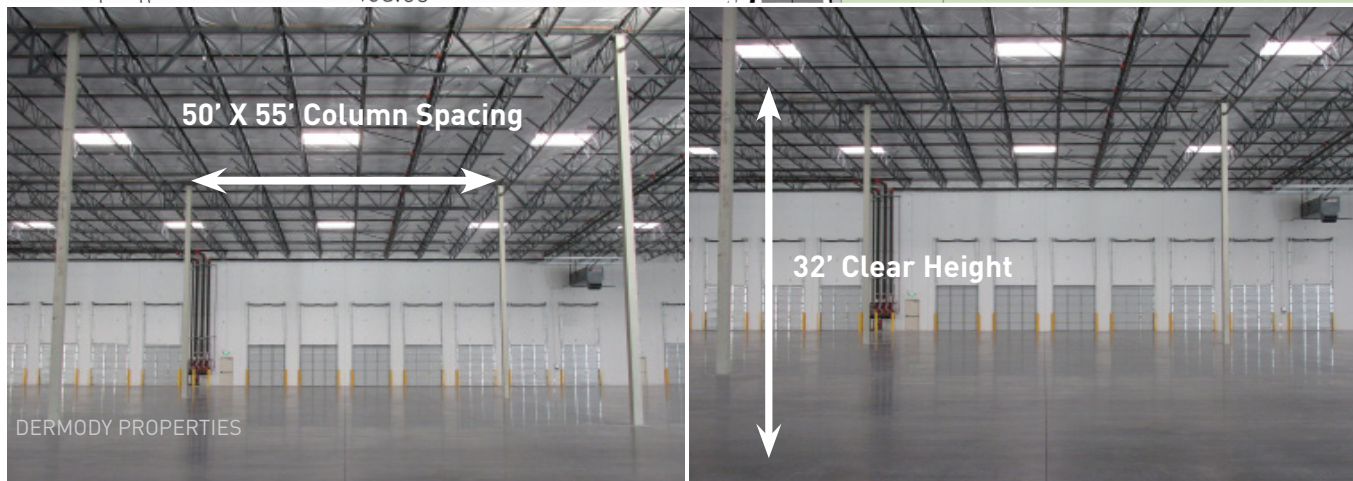
LogistiCenterSM at Kiley Ranch | Sparks, NV



Building Specs

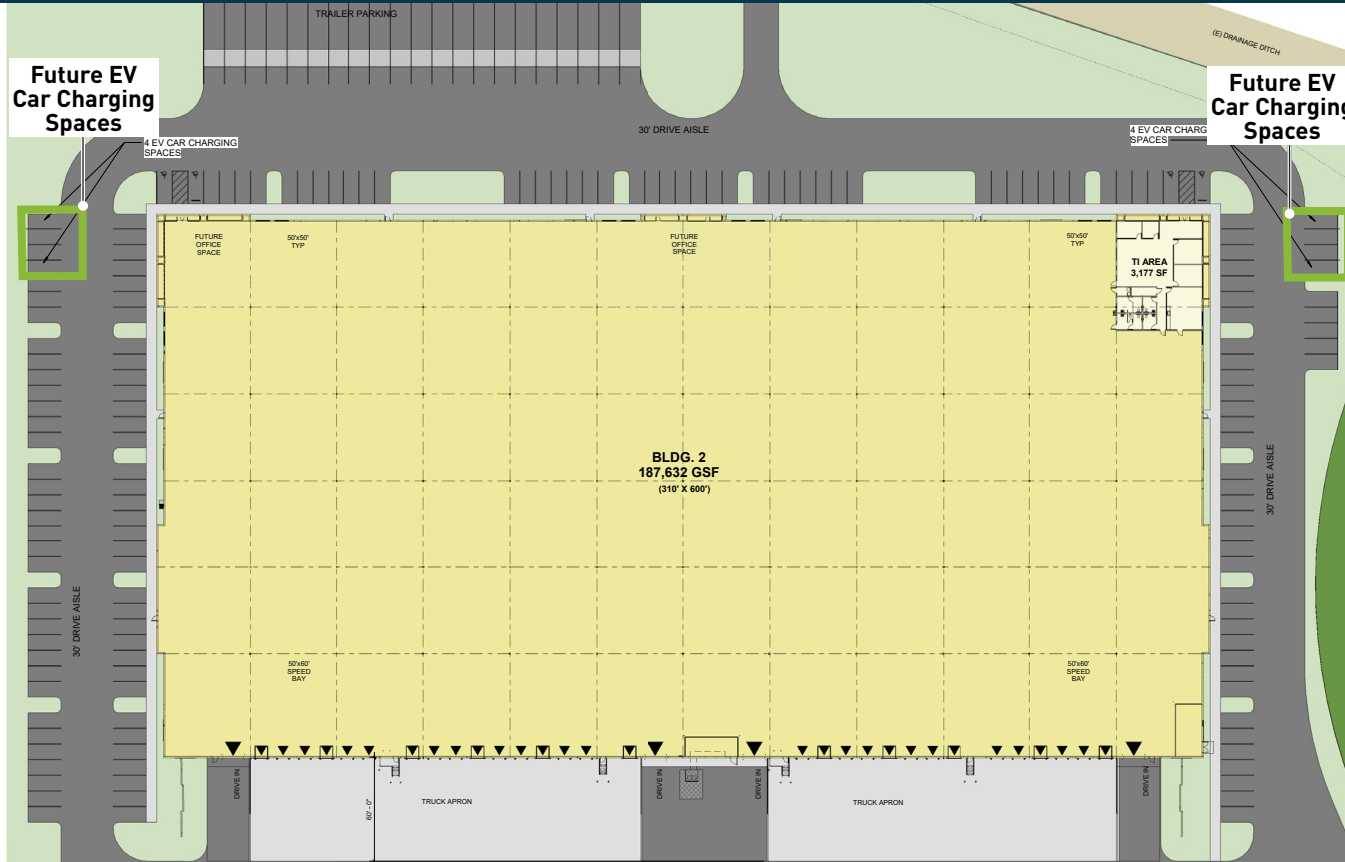
- ±197,732 Square Feet
- BTS Office upon request
- ±147 Auto parking spaces
- ±27 Trailer parking (future or extra auto parking)
- 4,000 Amp, 480 Volt, 3 Phase Switchgear
- Skylights throughout
- LED lighting
- Four (4) grade-level doors
- Thirty-eight (38) dock-high doors
- Twelve (12) dock levelers
- 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

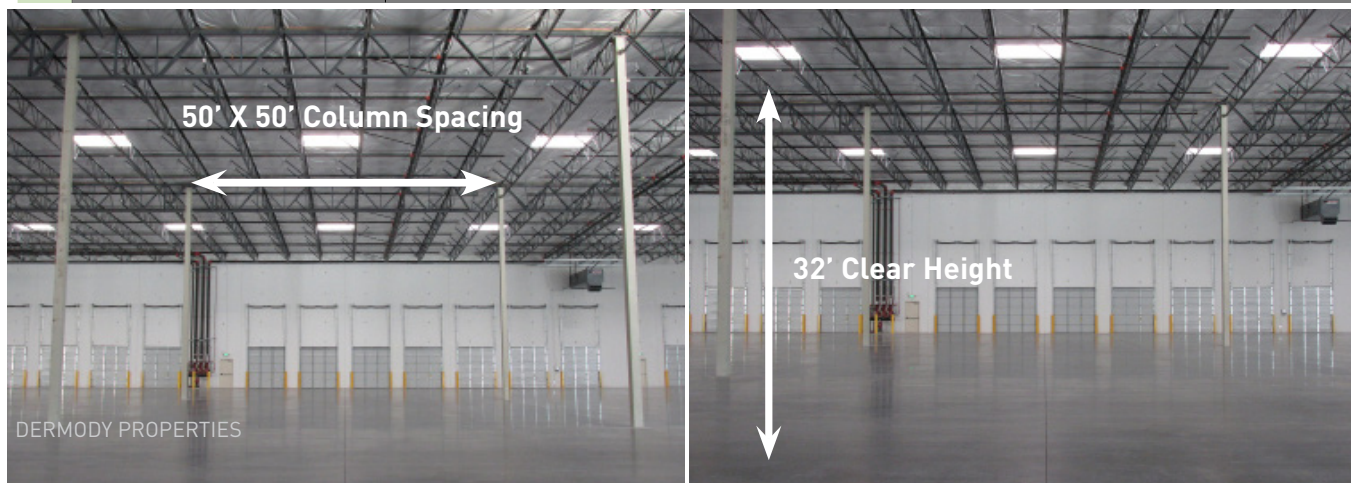
LogistiCenterSM at Kiley Ranch | Sparks, NV



Building Specs

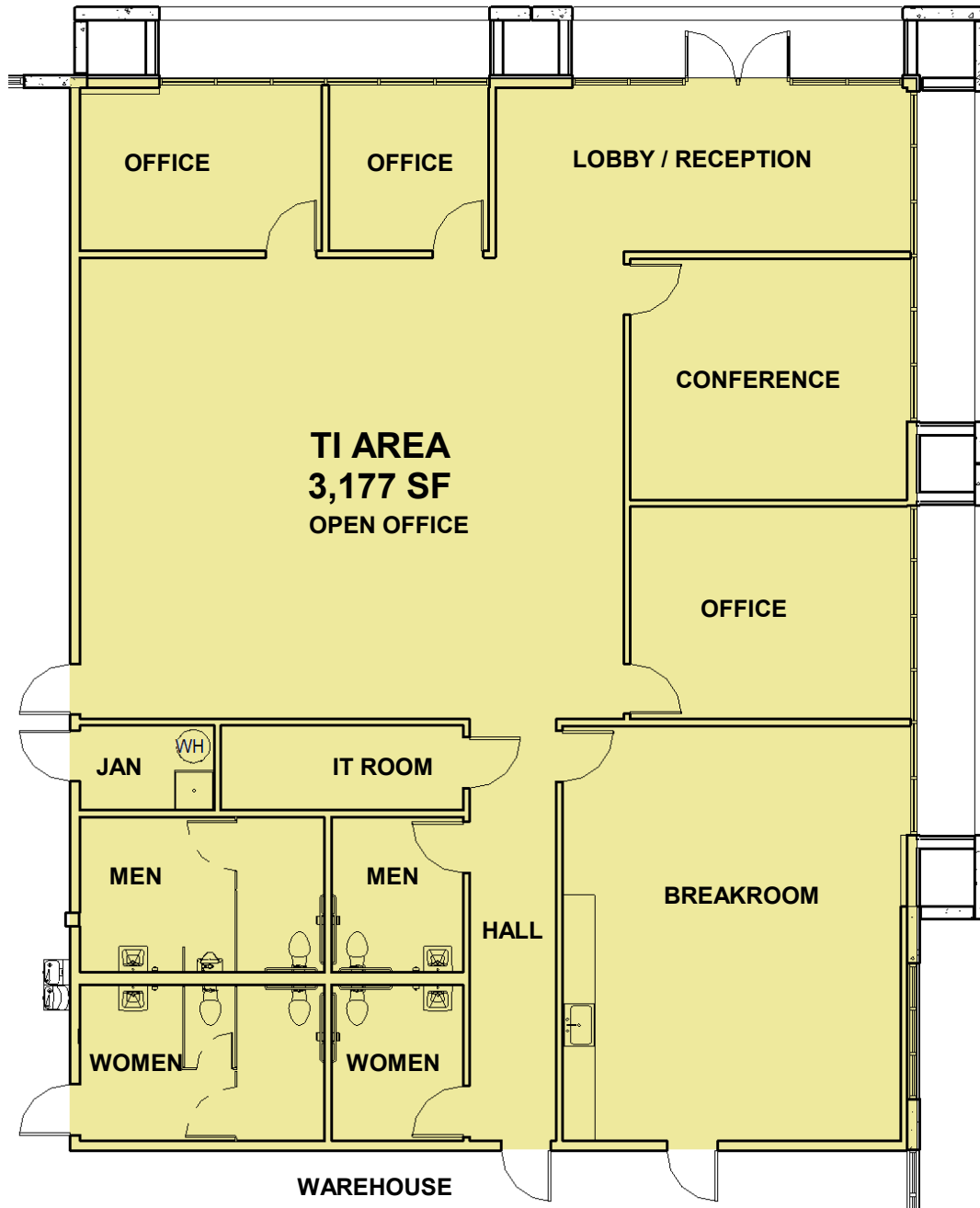
- ±187,632 square feet
- ±3,177 SF office
- ±168 Auto parking spaces
- ±21 Trailer parking
- 4,000 Amps, 480 Volt, 3 Phase Switchgear
- Skylights throughout
- LED lighting
- Four (4) grade-level doors
- Thirty (30) dock-high doors
- Eleven (11) dock levelers
- ESFR sprinkler system
- Concrete Tilt-up
- 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

LogistiCenterSM 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

LogistiCenterSM at Kiley Ranch | Sparks, NV



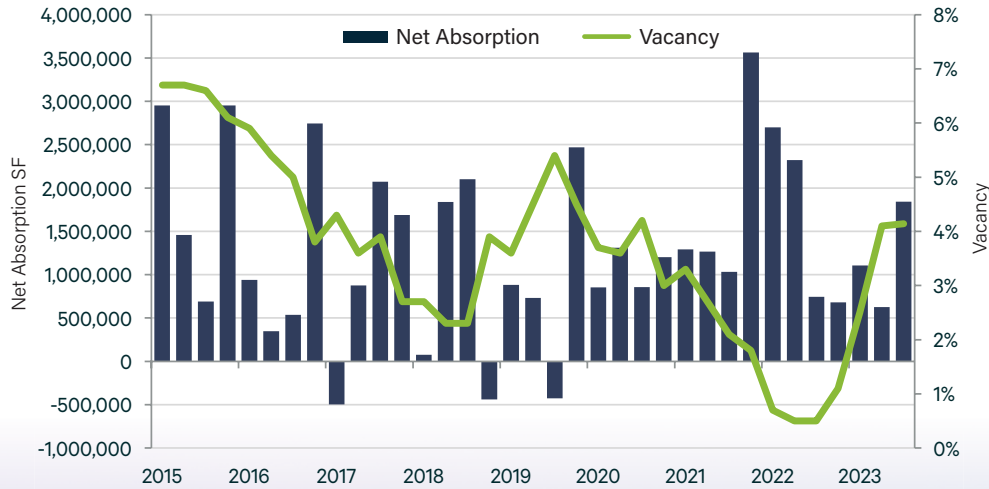
- Frontage on SR 445 - Pyramid Highway
- 7 miles to I-80
- 9 Miles to I-80 / I-580 interchange
- 11.5 Miles to the Reno-Tahoe International Airport

Reno Industrial Market

LogistiCenterSM 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

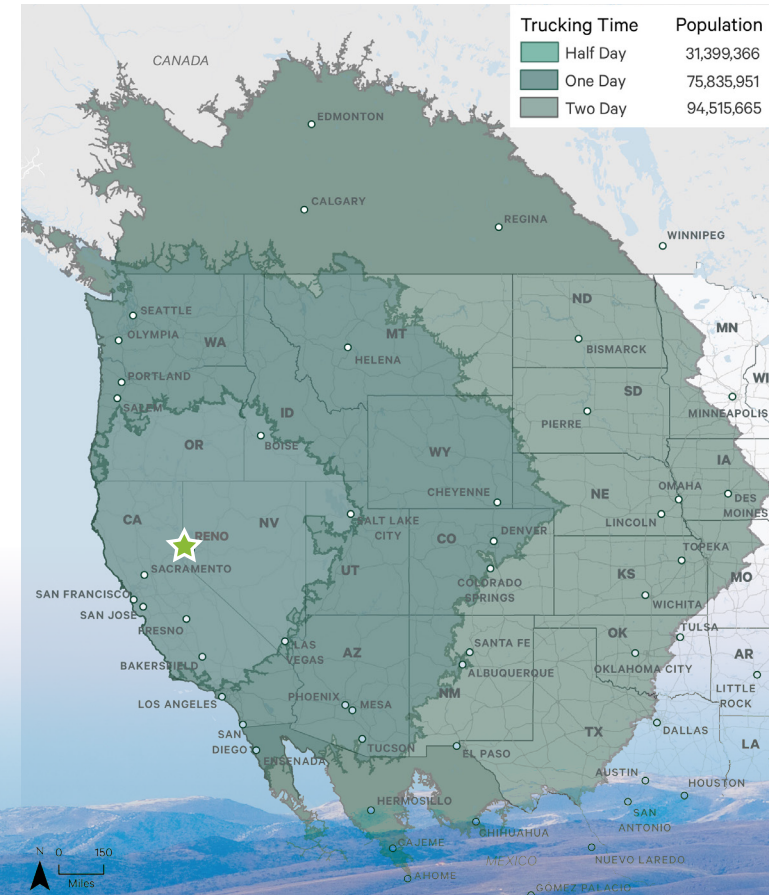
PER HOUR WAREHOUSE
LABOR WAGE

4.2%

VACANCY
RATE

\$0.89

BULK ASKING
RATE



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



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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.

About the LogistiCenterSM Brand

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.

About Broker

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