



Building 1 - ±654,500 SF  
BTS

Building 2 - ±468,740 SF  
Delivering Q3 2025

±1,123,240 SF Available

# Reno AirLogistics Park

13005 & 13000 Moya Blvd. | Reno, Nevada 89506

**CBRE**

**D | DERMODY**

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

# Property Specifications

Reno AirLogistics Park | Reno, NV



## Property Specs

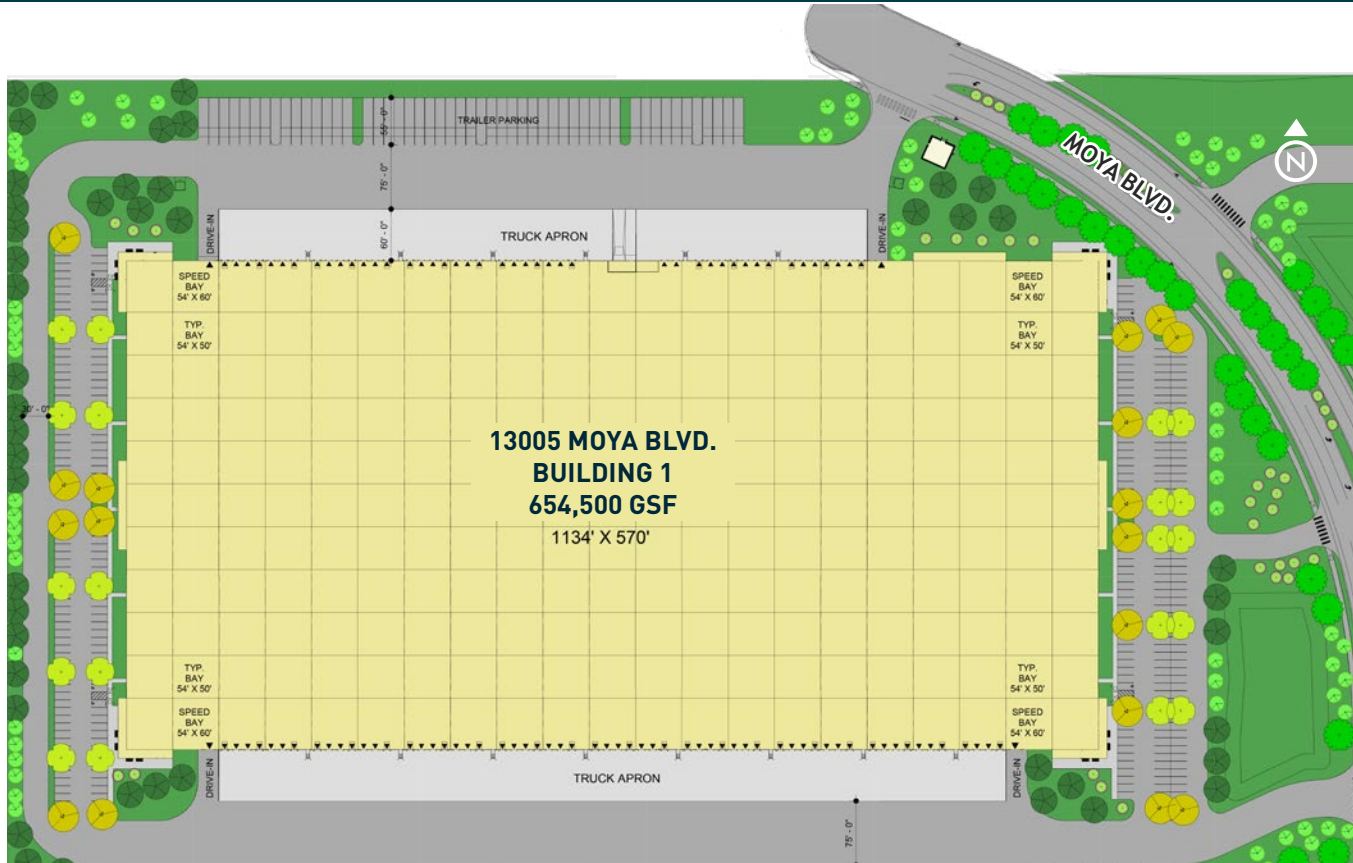
- Two State-of-the-Art, Freestanding Logistics Buildings
- Building 1 - 654,500 SF
  - BTS
- Building 2 - 468,740 SF
  - Q2 2025 Delivery
- 4,000 Amp; 3 phase; 480 Volt; Switchgear
- Ample Parking
- Close Proximity to Stable and Abundant Labor Force
- Built to Attract Logistics, Manufacturing and Aerospace Clients





# Building 1 Specifications

Reno AirLogistics Park | Reno, NV



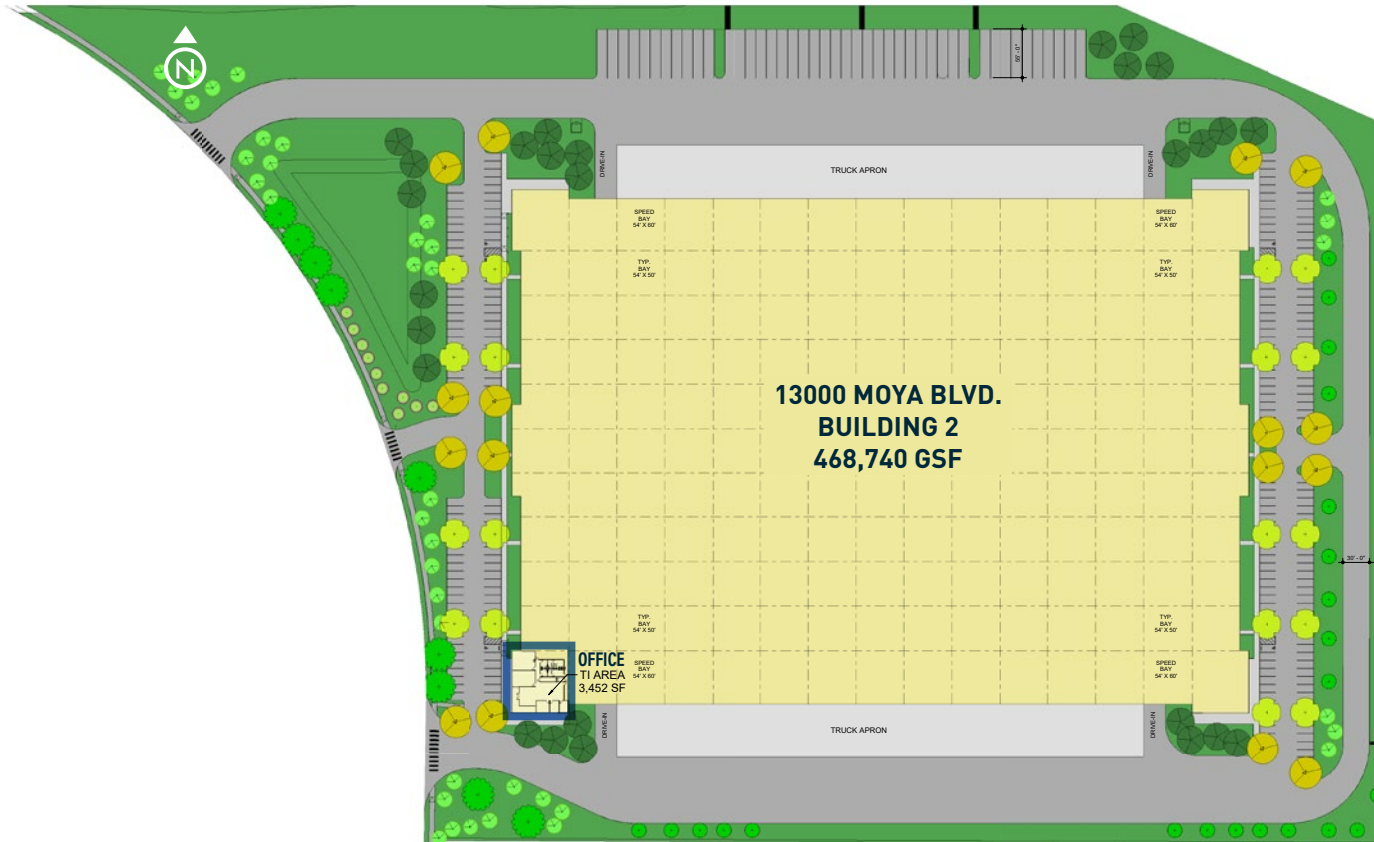
## Building Specs

- ±654,500 Square Feet
- Divisible to ±218,980 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 Switchgear
- 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 Specifications

Reno AirLogistics Park | Reno, NV



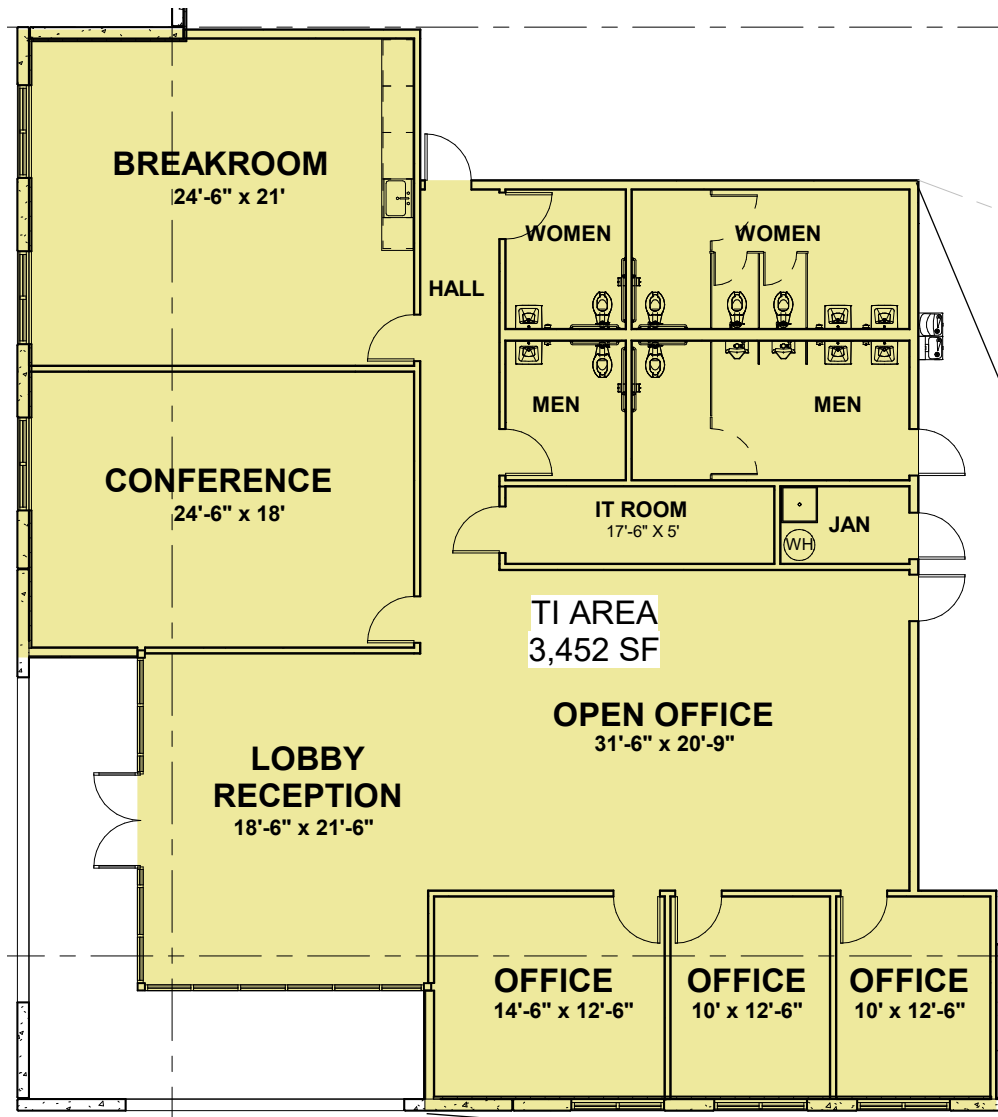
## Building Specs

- ±468,740 Square Feet
- Divisible to ±218,980 SF
- ±3,452 SF Office
- ±227 Auto parking spaces, expandable to 373
- ±44 Trailer parking, expandable to 59
- ±4,000 Amp, 3-phase/480 volt Switchgear
- 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



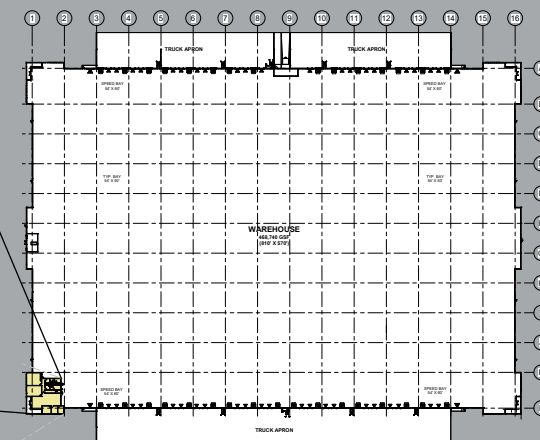
# Building 2 – Spec T1 Office

Reno AirLogistics Park | Reno, NV



## Office Specs

- ±3,452 Square Feet
- 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





# Reno-Stead Airport Overview

Reno AirLogistics Park | Reno, NV





# Site Location Details

Reno AirLogistics Park | Reno, NV

- Immediate access to U.S. Hwy 395 - serving Seattle and Los Angeles
- 7-minute drive south to Interstate 80 - serving Chicago and San Francisco/Oakland
- Immediate access to employee support
- 10-minute drive northwest of Reno-Tahoe International Airport
- 3-hour drive east from Port of Oakland/ San Francisco

## MAP KEY



**SITE**



**Reno-Stead Airport**



**HWY 395**



# Reno Industrial Market

Reno AirLogistics Park | Reno, NV

Truck Service  
from Coast-to-Coast

## NEVADA STATE INCENTIVES

- No state, corporate or personal income tax
- No estate tax, no inventory tax, no unitary tax, no franchise tax
- Right-to-work state
- Moderate real estate costs
- Low workers' compensation rates
- State-qualified employee hiring incentive

## 2024 DEMOGRAPHICS

RADIUS	1-MILE	3-MILE	5-MILE
Population	667	26,334	49,531
Households	255	8,722	17,148
Household Income	\$144,855	\$96,522	\$97,307
Place of Work - Employees	1,018	4,331	7,262

## BUSINESS COST COMPARISONS

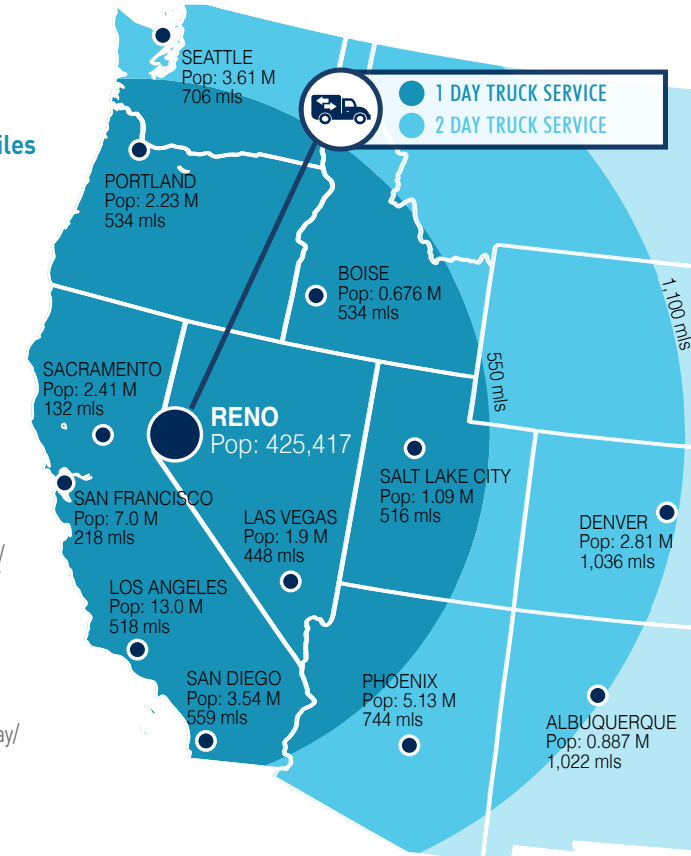
	NV	CA	AZ	UT	ID	OR	WA
<b>TAX COMPARISON</b>							
State Corporate Income Tax	No	8.84%	4.9%	4.95%	6.925%	6.6%-7.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	4.95%	1.125%-6.925%	5%-9.9%	No
Payroll Tax	1.475%>\$50K/Q	0.380% (2019)	No	No	No	0.73%-0.7537%	No
Monthly Property Tax (based on \$25M market value)	\$22,969	\$26,041	\$68,096	\$31,850	\$34,792	\$50,000	\$21,125
Unemployment Tax	0.3%-5.4%	1.5%-6.2%	0.04%-12.76%	0.10%-7.10%	0.26%-5.4%	0.70%-5.4%	0.13%-5.72%
Capital Gains Tax							No

## TRANSPORTATION

- Reno-Tahoe Int'l Airport: **14.5 miles**
- Reno-Stead FBO: **1.8 miles**
- UPS Regional: **17.5 miles**
- FedEx Hub: **22.0 miles**
- OnTrac: **4.2 miles**

## HELPFUL LINKS

- **Business Costs** <http://www.edawn.org/site-selector/business-relocation-advantages/>
- **Business Incentives** <http://goed.nv.gov/programs-incentives/incentives/>
- **Quality of Life** <http://edawn.org/live-play/>







## Reno AirLogistics Park

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Reno, Nevada 89506

### About Dermody

Dermody 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 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® Brand

This project reflects the same level of quality as our LogistiCenter® brand. LogistiCenter® is a national trademark brand, owned and developed by Dermody. 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® 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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