



Building 1 - ±654,500 SF
BTS

Building 2 - ±468,740 SF
Available NOW

±1,123,240 SF Available

Reno AirLogistics Park

13000 & 13005 Moya Blvd. | Reno, Nevada 89506

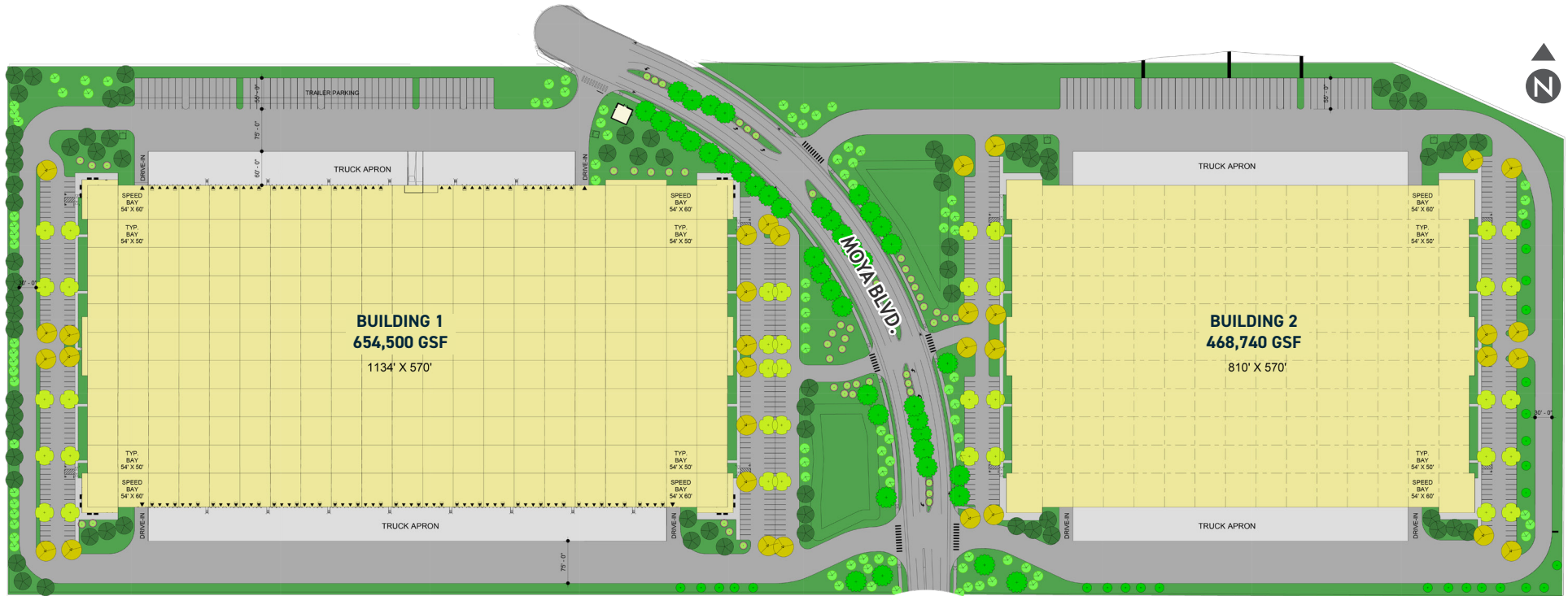
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Property Specifications

Reno AirLogistics Park | Reno, NV



Property Specs

- Eligible for designation as a Foreign Trade Zone (see page 9 for more details)
- Two State-of-the-Art, Freestanding Logistics Buildings
 - Building 1 - 654,500 SF
 - BTS
 - Building 2 - 468,740 SF
 - Available Now
- 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



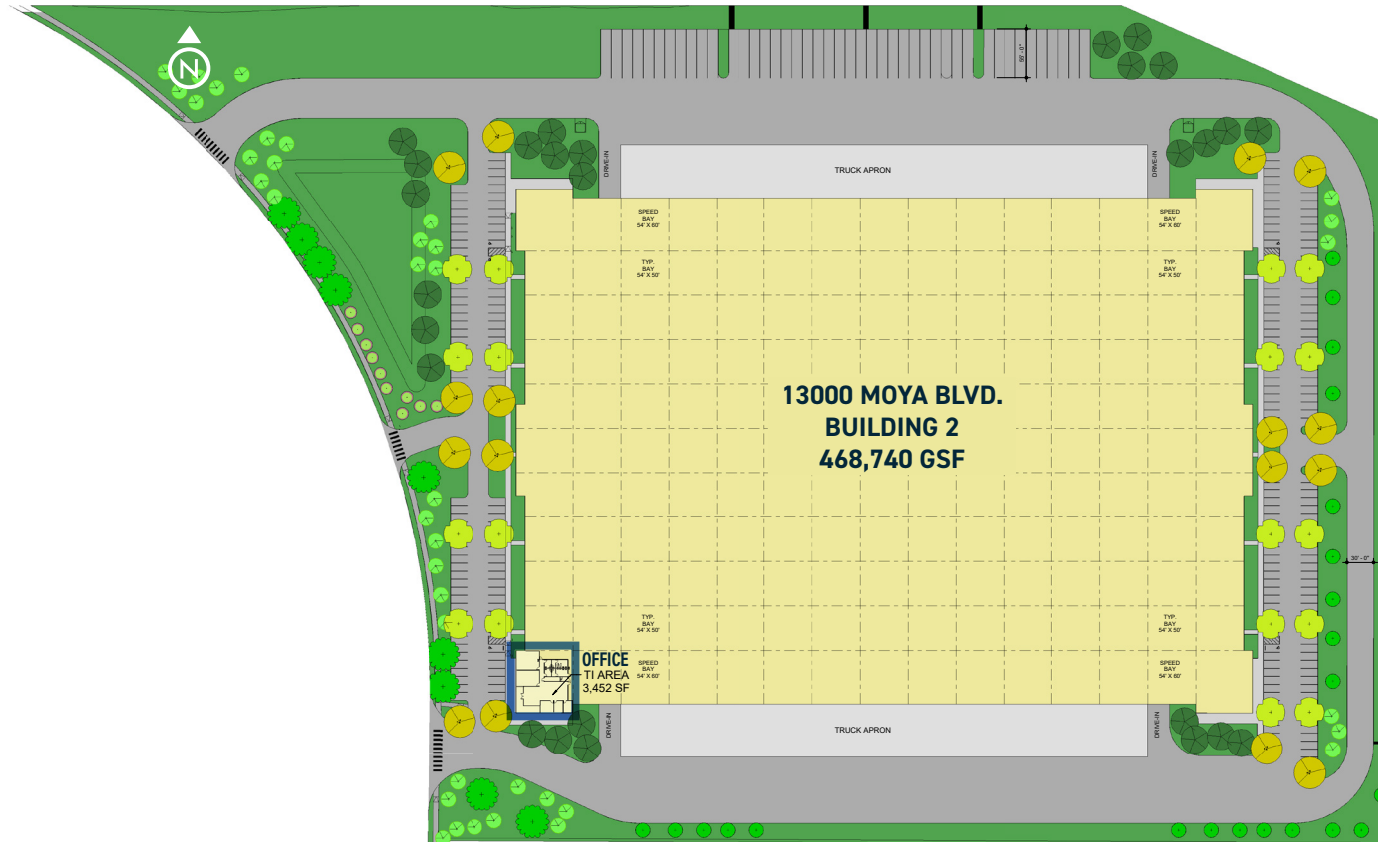
Building Specs

- ±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



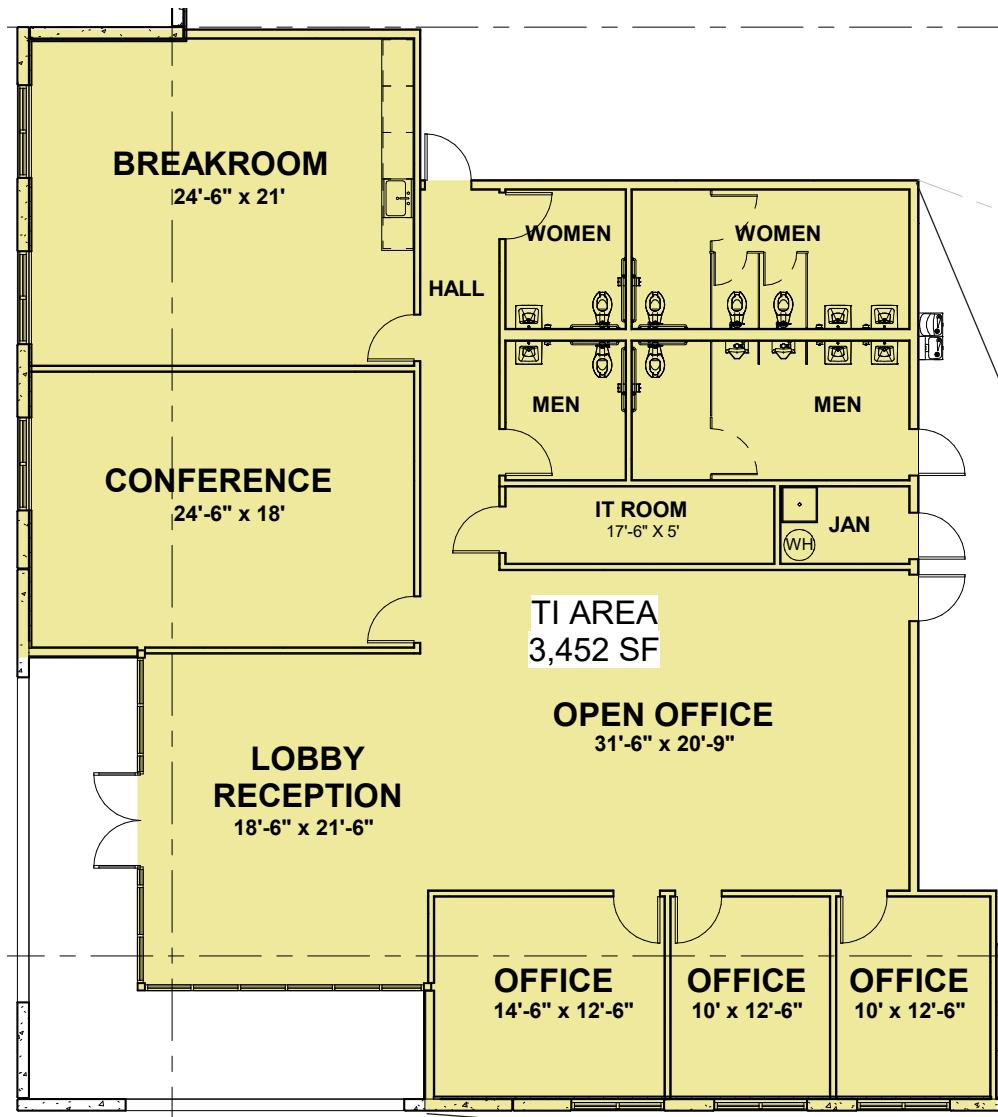
Building Specs

- ±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



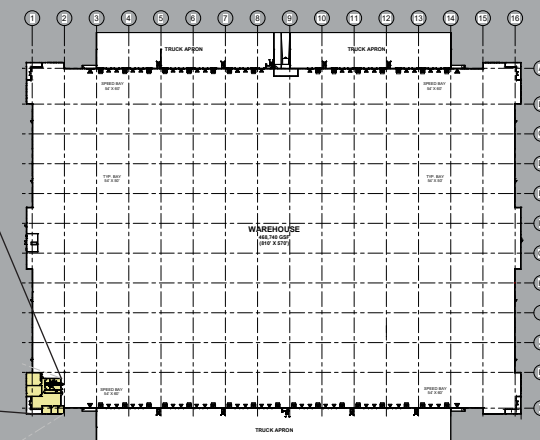
Building 2 – Spec TI Office

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

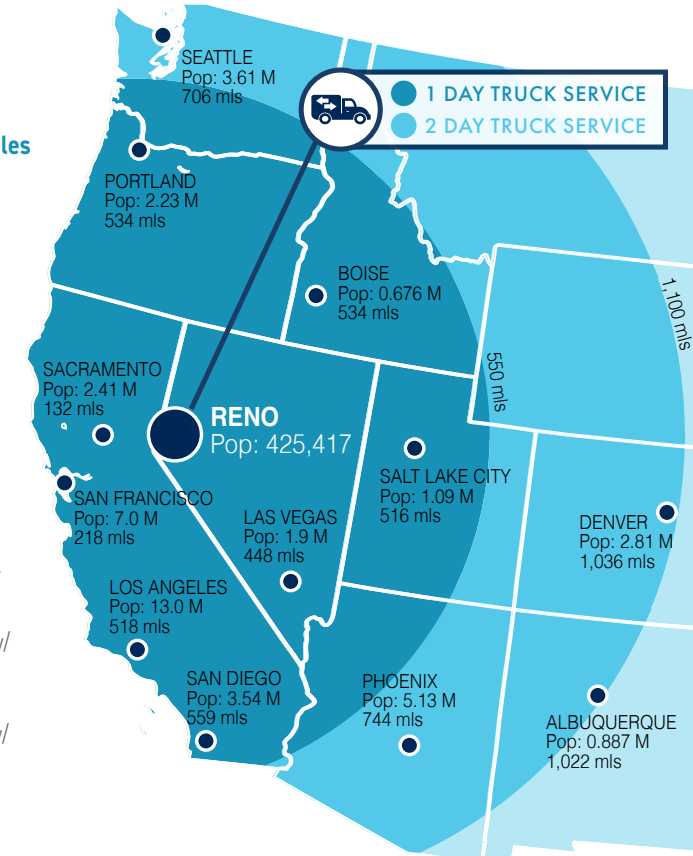
	NV	CA	AZ	UT	ID	OR	WA
TAX COMPARISON							
State Corporate Income Tax	No	8.84%	4.9%	4.95%	6.925%	6.6%-7.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	4.95%	1.125%-6.925%	5%-9.9%	No
Payroll Tax	1.475%>\$50K/Q	0.380% (2019)	No	No	No	0.73%-0.7537%	No
Monthly Property Tax (based on \$25M market value)	\$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/>



Foreign Trade Zone (FTZ)

Reno AirLogistics Park | Reno, NV

SUMMARY:

Reno AirLogistics Park is eligible for designation as a Foreign Trade Zone (FTZ), offering businesses significant logistical and tax benefits. This designation can help streamline operations, reduce customs duties, and improve overall supply chain efficiency.

A Foreign Trade Zone (FTZ) is a secure, access-restricted, Customs & Border Protection privileged area in or near a U.S. port of entry where merchandise both foreign and domestic may be admitted, stored, exhibited, manipulated, temporarily removed, manufactured, or destroyed duty-free. Duties, certain user fees and taxes are only assessed on products that are transferred out of the FTZ and into the United States for consumption purposes. Products that are transferred out of the FTZ and exported abroad are exempt from any duty, user fees or taxes.

BENEFITS:

- 1. Duty Deferral** - Duties are only paid when imported merchandise is entered into the U.S. Customs Territory.
- 2. Duty Elimination** - There are no duties paid on merchandise that is exported from an FTZ, transferred to another zone, or destroyed. This eliminates the need to manage costly and time-consuming Duty Drawback programs.
- 3. Weekly Entry** - Customs allow for a weekly entry processing, which benefits importers because the Merchandise Processing Fees are capped at \$538.40 on a weekly basis, versus per shipment basis.
- 4. Manipulation** - All manipulations are authorized and completed without physical Customs supervision. Goods are allowed to enter an FTZ and have the following manipulations: clean, repair, fix, improve in value, amend, exhibit, pick & pack, and many other functions.
- 5. Inverted Tariff** - In FTZ manufacturing, the imported goods can have higher duty rates than the finished product entering the US commerce. The FTZ Board may allow the manufacturer to apply the lower finished product duty rate to the foreign inputs.

Foreign Trade Zone Program Feasibility Questionnaire

[CLICK HERE](https://ftzconsultants.com/foreign-trade-zone-program-feasibility-questionnaire/)

Or visit: <https://ftzconsultants.com/foreign-trade-zone-program-feasibility-questionnaire/>



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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, Nevada, it has regional offices in Atlanta, Chicago, Dallas, Indianapolis, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit 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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