±112,972 SF
Available for
Immediate Occupancy

LogistiCenter® at Kiley Ranch, Bldg. 1

7031 David Allen Parkway, Sparks, NV 89436

DERMODY

CBRE

Dermody.com

Property Specifications

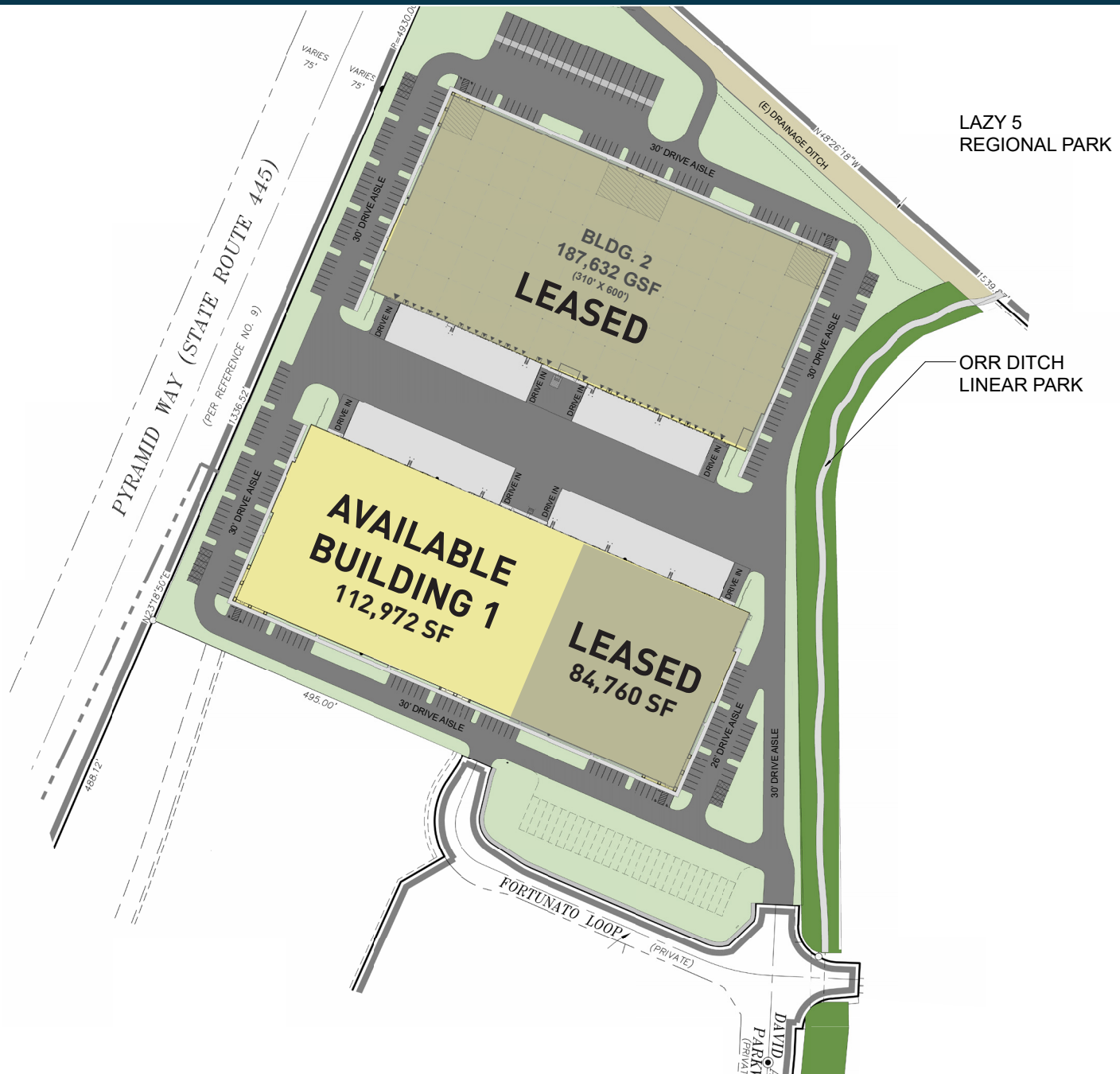
LogistiCenter® at Kiley Ranch, Bldg. 1 | Sparks, NV

Property Specs

- Two State-of-the-Art, Freestanding Logistics Buildings
- Building 1 - 197,732 SF
  - **112,972 SF Available NOW**
- 2,000 Amp, 480 Volt, 3 Phase Switchgear
- Ample Parking
- Proximity to High Quality, Low-Cost Labor
- Built to Attract Distribution, Manufacturing and Service Related Tenants
- Eligible for designation as a Foreign Trade Zone (See page 8 for more details)

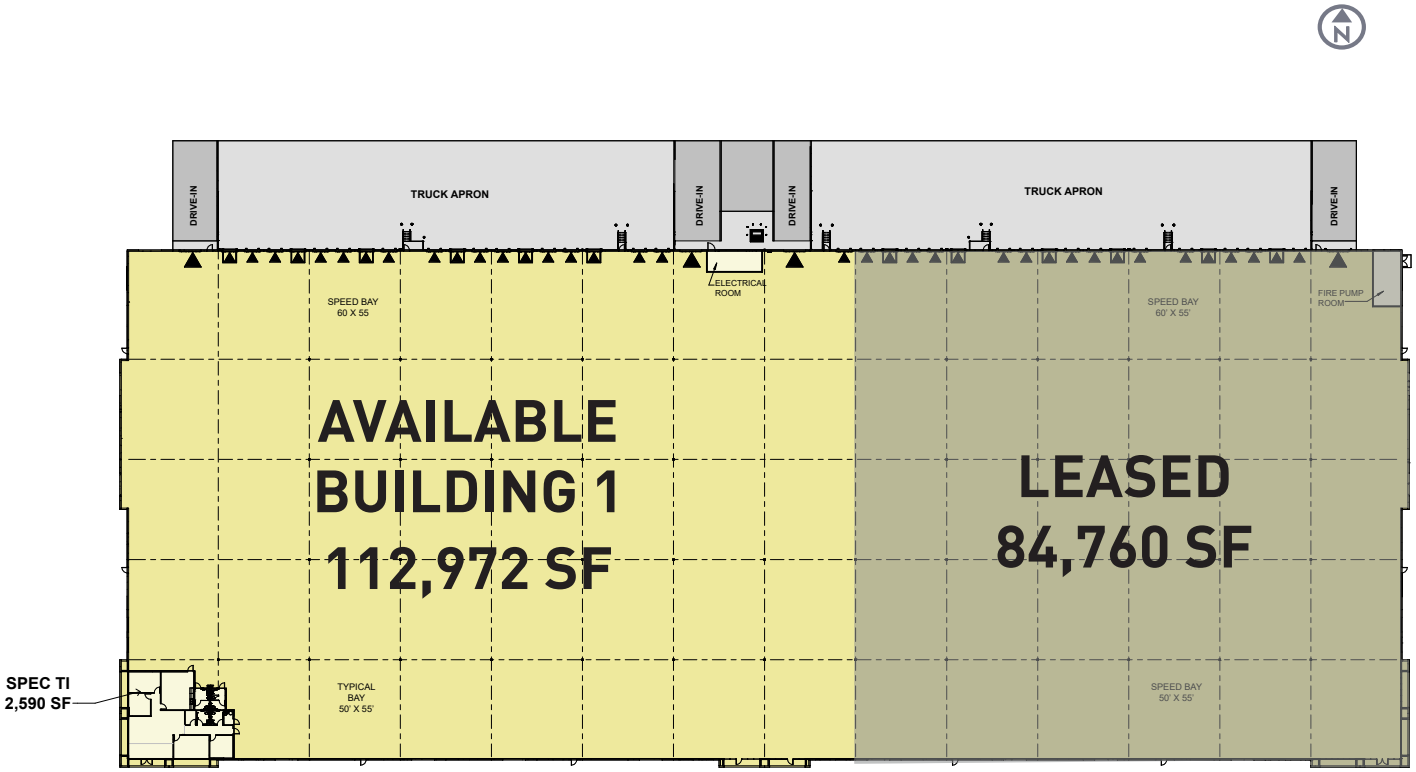
Site Plan

LogistiCenter® at Kiley Ranch, Bldg. 1 | Sparks, NV



Building 1 Specifications

LogistiCenter® at Kiley Ranch, Bldg. 1 | Sparks, NV

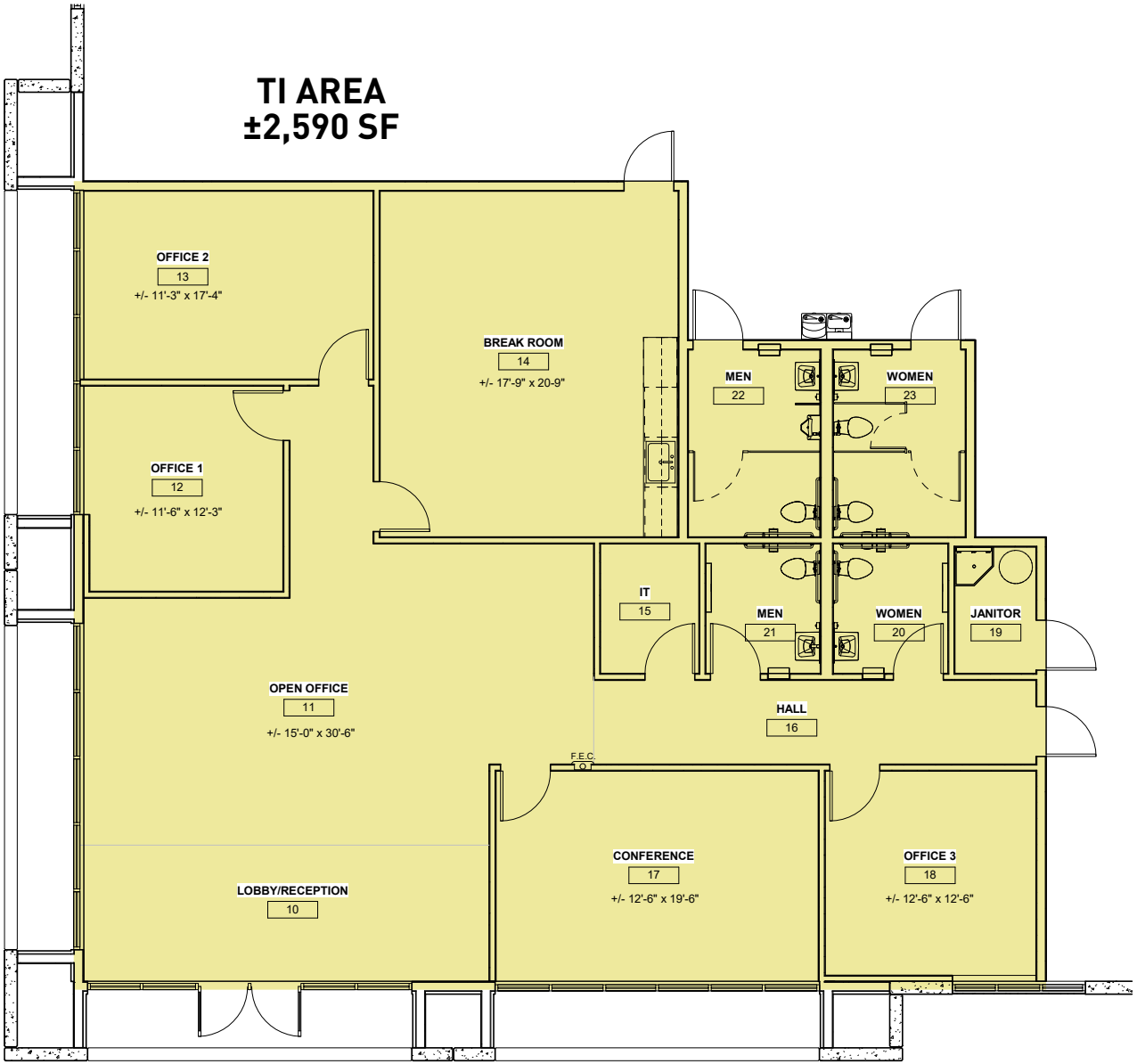


Building Specs

- ±112,972 Square Feet
- ±2,590 SF office
- ±94 Auto parking spaces
- ±27 Trailer parking (future or extra auto parking)
- 2,000 Amp, 277/480 Volt,
- 3 Phase Switchgear
- Skylights throughout
- LED lighting
- Three (3) grade-level doors
- Nineteen (19) dock-high doors
- Six (6) dock levelers
- ESFR sprinkler system
- Concrete Tilt-up
- Min. 45 mil Single Ply TPO roof over rigid insulation
- Circular site flow
- Six (6) EV Chargers

Office TI Spec Floor Plan - Building 1

LogistiCenter® at Kiley Ranch, Bldg. 1 | Sparks, NV



Office Specs

- ± 2,590 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® at Kiley Ranch, Bldg. 1 | Sparks, NV

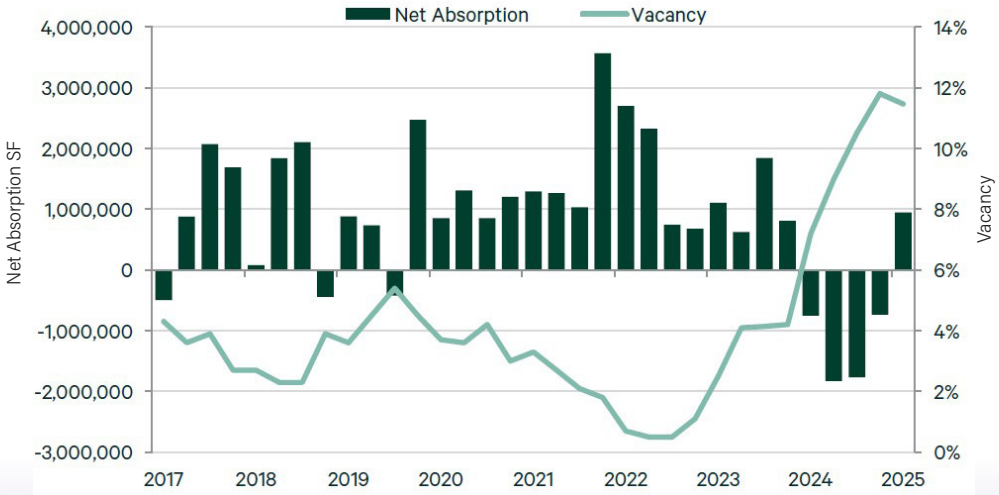
- Frontage on SR 445 - Pyramid Highway
- 7 miles to I-80
- 9 Miles to I-80 / I-580 interchange
- 11.5 Miles to the Reno-Tahoe International Airport

Reno Industrial Market

LogistiCenter® at Kiley Ranch, Bldg. 1 | Sparks, NV

Truck Service
from Coast-to-Coast

Net Absorption & Vacancy Trends



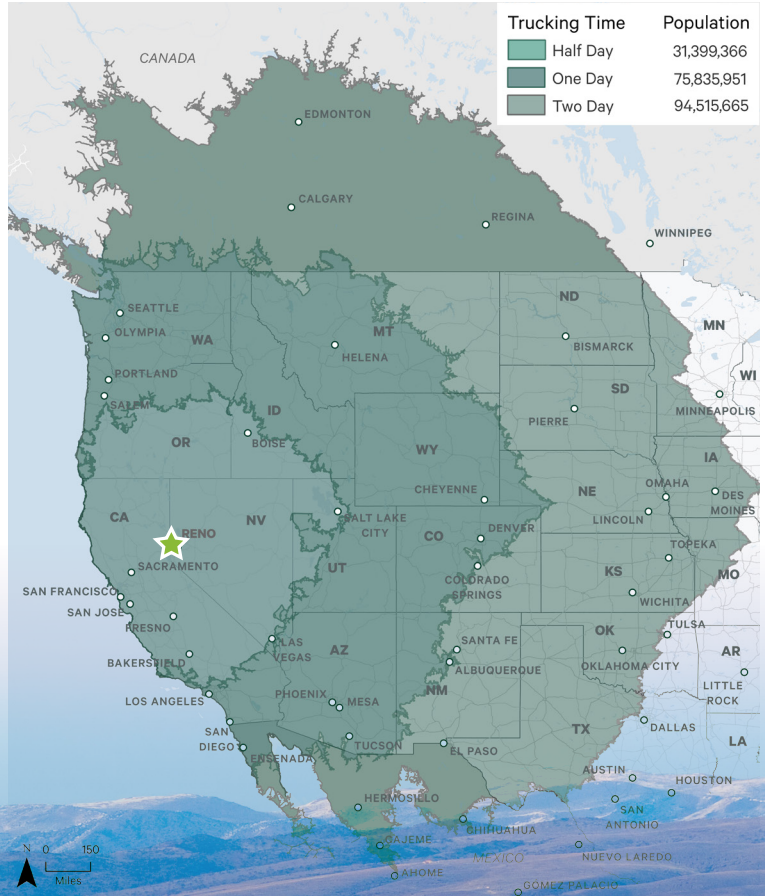
116.3M SF
#1 PER CAPITA IN NATION
INDUSTRIAL BASE

1.5M SF
UNDER
CONSTRUCTION

$19-$20
PER HOUR WAREHOUSE
LABOR WAGE

11.5%
VACANCY
RATE

$0.81
BULK ASKING
RATE



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

Foreign Trade Zone (FTZ)

LogistiCenter® at Kiley Ranch, Bldg. 1 | Sparks, NV

SUMMARY:

LogistiCenter® at Kiley Ranch 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 Cusoms 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 Questionaire

CLICK HERE

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

LogistiCenter® at Kiley Ranch, Building 1

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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 deployed more than $11 billion of total capital across all platforms nationwide, having acquired and developed approximately 125 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Boston, Chicago, Dallas, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit www.Dermody.com.

About the 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

CBRE, Inc. | 7900 Rancharrah Pkwy., Suite 200, Reno, NV 89511 | (775) 356-6118 | www.cbre.com/reno

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