±85,120 - ±226,120 SF
For Lease

Available Now

LogistiCenter® at I-80 West Phase II Buildings 1 and 2

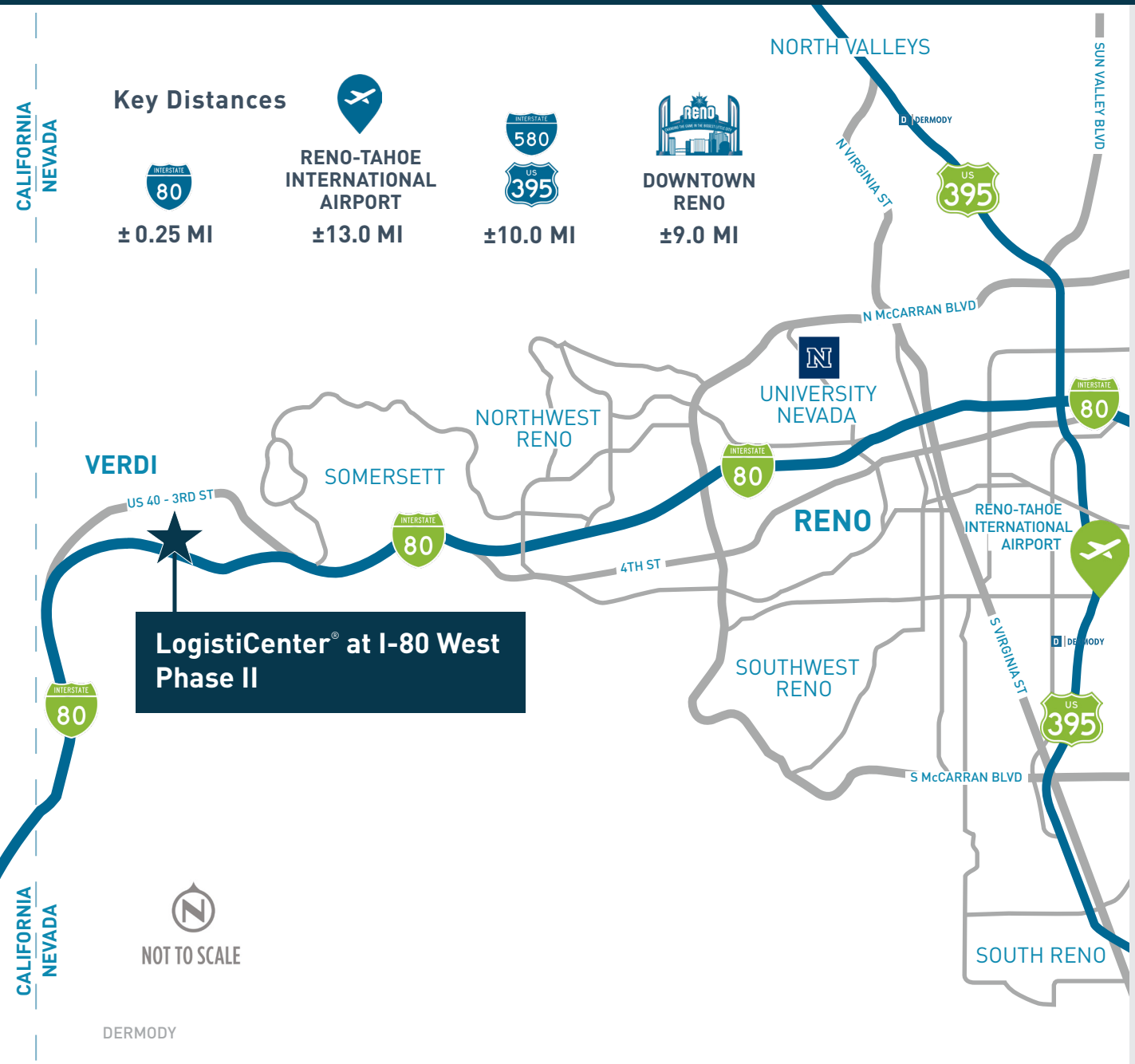
8800 & 8700 Boomtown Garson Road
Verdi, NV

DCG

DERMODY
Dermody.com

Project Highlights (Buildings 1 and 2)

LogistiCenter® at I-80 West Phase II



Location

- Located four miles from California border.
- Direct access & frontage on Interstate 80.
- Neighboring tenants include Patagonia, Cardinal Showers, Masonite, and Power Sonic.
- Immediate access to diverse labor pools and housing, with over 3,671 new residential units approved and/or under construction in a 5 mile radius.
- Washoe County jurisdiction.

Project

- Two buildings totaling ± 429,000 SF of state-of the-art distribution facilities.
- Building 1: ± 170,500 SF rear-loading
- Building 2: ± 258,500 SF cross dock
- 32' clear height
- Building 1 Office: ± 2,013 SF
- Building 2 Office: ± 3,422 SF
- ESFR sprinkler system
- 4000 Amp 277/480V 3-Phase Switchgear
- 6 EV Charging Stations
- Eligible for designation as a Foreign Trade Zone (See page 9 for more details)

Building Specifications (Buildings 1 and 2)

LogistiCenter® at I-80 West Phase II

NOT TO SCALE
ALL MEASUREMENTS
ARE APPROXIMATE

INTERSTATE 80

DERMODY

Building 1

Total SF	±170,500 SF
Available	85,120 SF
Office Area	(1) ±2,013 SF
Clear Height	±32'
Column Spacing	55'x50'
Speed Bay	60'
Sprinkler	ESFR
Lighting	LED
Skylights	Throughout
Dock Doors	13
Drive-In Doors	1
Truck Court	210' shared
Building Depth	±310'
Car Parking	.60 / 1,000 SF
Floor Slab	6" concrete slab

Building 2

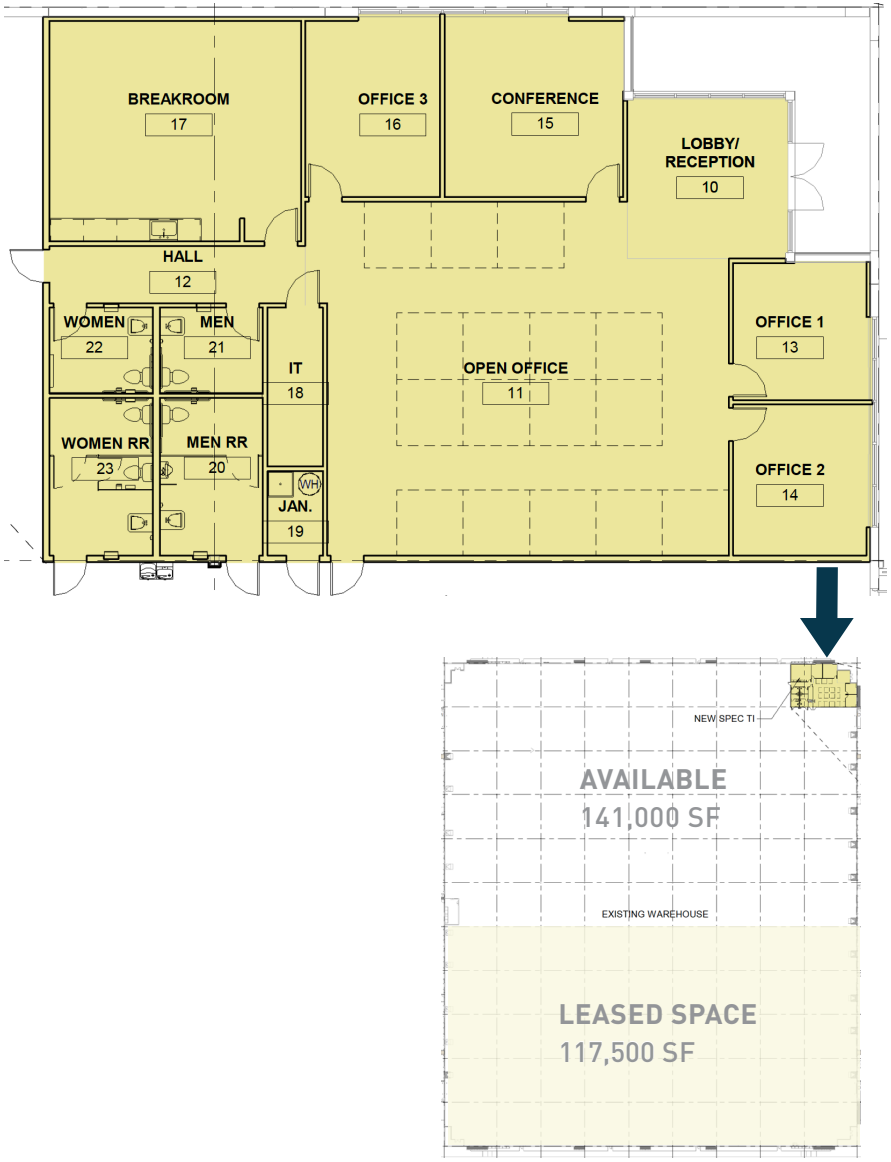
Total SF	±258,500 SF
Available	141,000 SF
Office Area	±3,422 SF
Clear Height	±32'
Column Spacing	50'x50'
Speed Bay	60'
Sprinkler	ESFR
Lighting	LED
Skylights	Throughout
Dock Doors	30
Drive-In Doors	2
Truck Court	140' / 210' shared
Building Depth	±470'
Car Parking	.76 / 1,000 SF
Floor Slab	6" concrete slab

Office Layout (Buildings 1 and 2)

LogistiCenter® at I-80 West Phase II

Building 1 Spec TI Plan
(1) ±2,013 SF

Building 2 Spec TI Plan
±3,422 SF



Map - Verdi to Reno

Eastbound

DERMODY

Map - Verdi to California

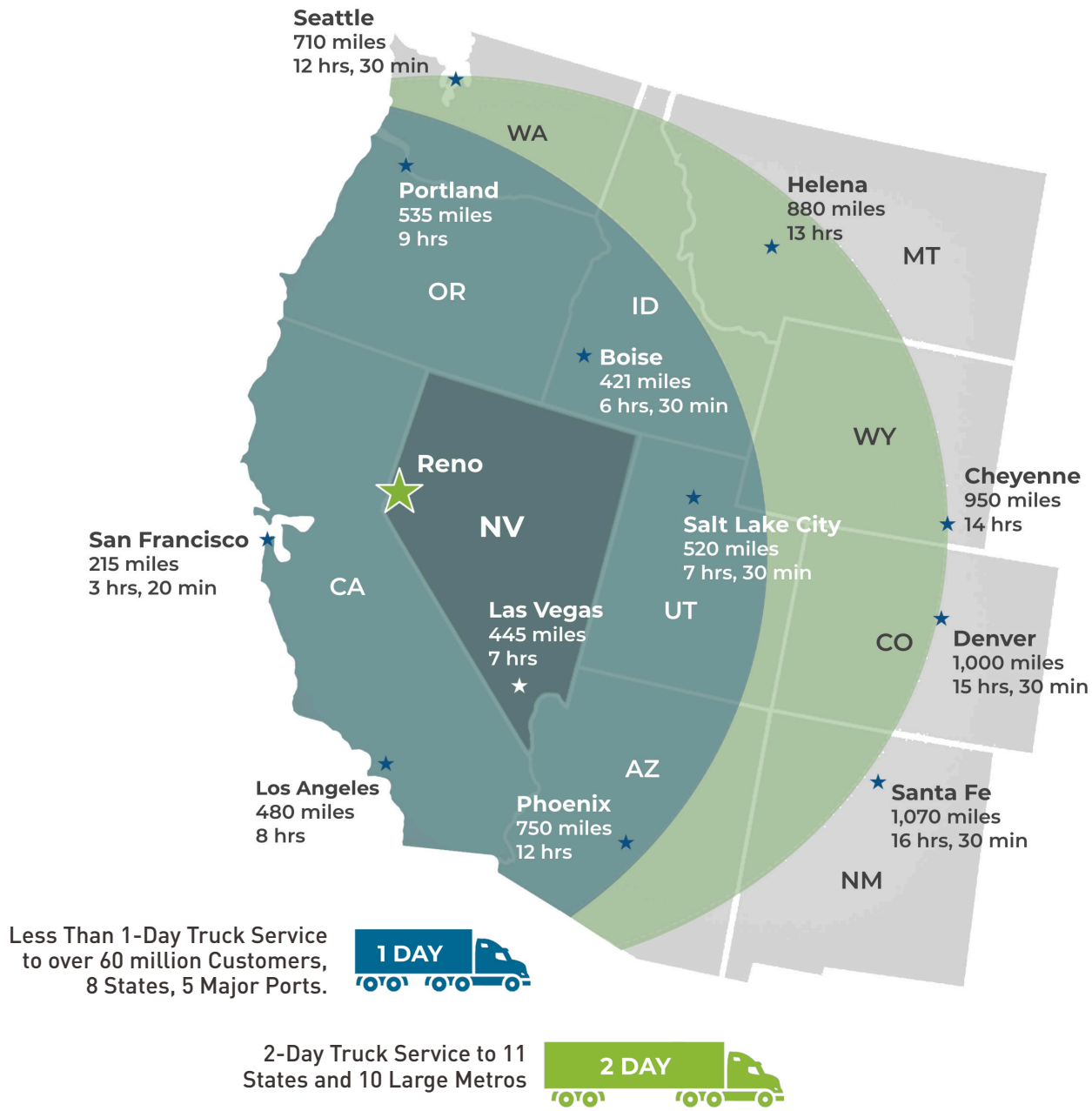
Westbound

DERMODY

Location
& Transportation

- Closest and newest project located 4 miles from the California border
- I-80 and I-580 interchange is ±12 miles from subject property
- Reno Tahoe International Airport is ± 13 miles from subject property
- Downtown Reno is ± 9 miles from subject property

Distribution Hubs	Miles
FedEx Freight	13
FedEx Ship Center	14.5
FedEx Air Cargo	13
FedEx Ground	21
UPS Freight Service Center	20
UPS Customer Center	16
UPS Air Cargo	13
US Post Office	2.5



Reno
Business Facts

Business Assistance Programs

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

Nevada Tax Climate

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Estate Tax

Labor

- Nevada has one of the lowest labor costs in the region
- Nearly 32,500 students are enrolled in the University of Nevada, Reno and Truckee Meadows Community College
- Roughly 65% of Reno, Nevada's workforce works in the trade and service industry
- Reno, Nevada's population growth is projected to steadily increase 1.4% per year.
- Reno's manufacturing output has surged by about 15% annually, ranking it among the top cities for manufacturing job growth over the past 7 years.

Foreign Trade Zone (FTZ)

LogistiCenter® at I-80 West Phase II

SUMMARY:

LogistiCenter® at I-80 West Phase II 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.

Note: Inverted tariff benefits may be precluded by restrictions on certain imported goods; either case specific or implemented in trade measures.

Foreign Trade Zone Program Feasibility Questionnaire

CLICK HERE

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 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 Dermody.com.

About the LogistiCenter®

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 DCG

Dickson Commercial Group has been working in the Northern Nevada market for over 40 years with more than 2,350 transactions and $4.3 billion in transaction volume over the last 10 years. Our seasoned group of real estate professionals offers broad-based market knowledge, proven problem-solving capabilities, and resourcefulness with a complete focus on commercial real estate. We work as a team in the truest sense of the word. We collaborate to find the best solutions and exploit each agent's targeted knowledge. Our multifaceted brokerage provides local, national, and international clients with a full array of commercial real estate services.

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