

1000 Pilot Road

FERNLEY, NEVADA

446,940 SF
For Lease



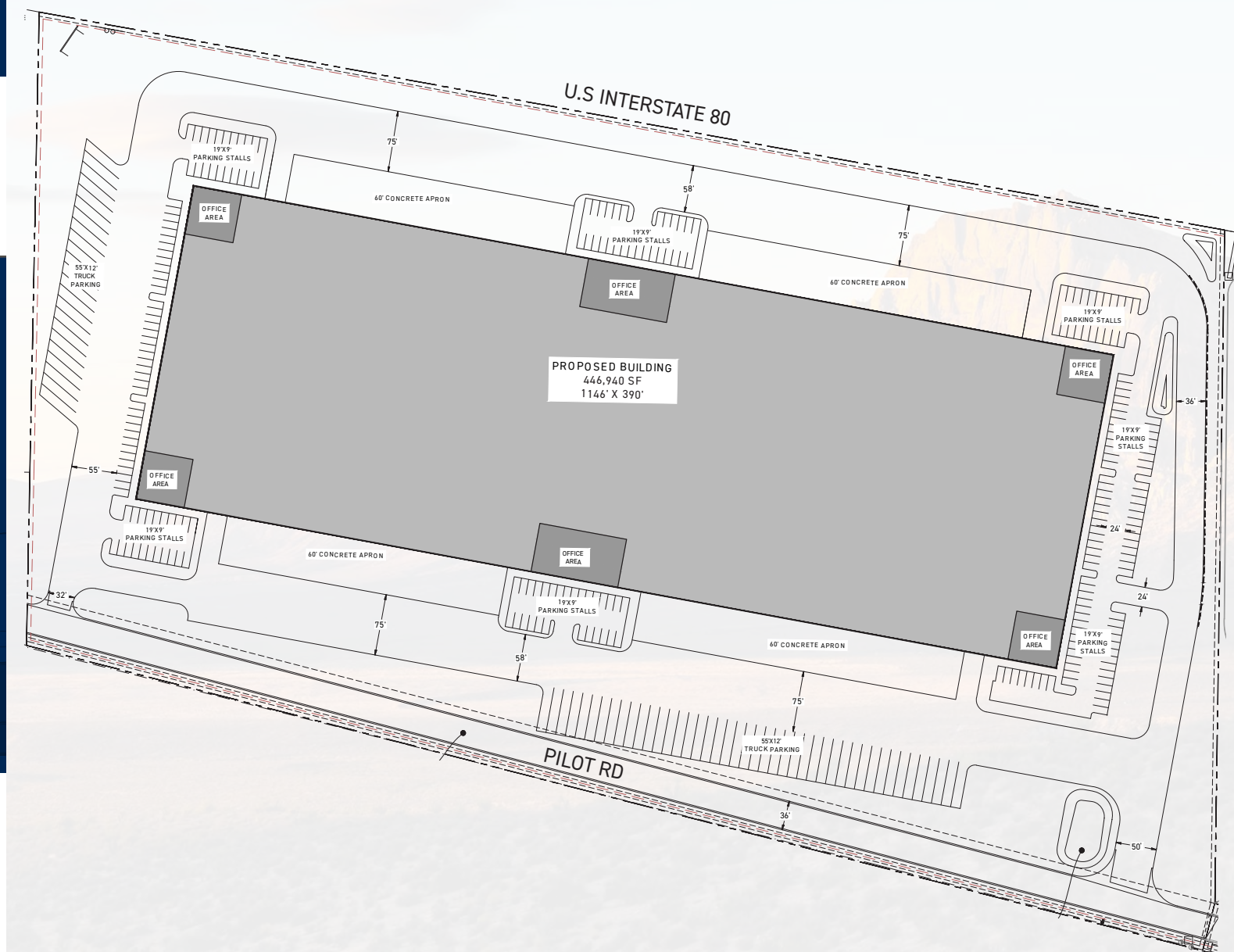
- **Demise-to-suit** tenant requirements
- **Frontage and signage** opportunity on I-80
- **Painted white metal decking** vs OSB
- **Rigid insulation** on the face of the panels
- **Concrete truck courts**, heavy duty asphalt drive aisles



PROPERTY HIGHLIGHTS

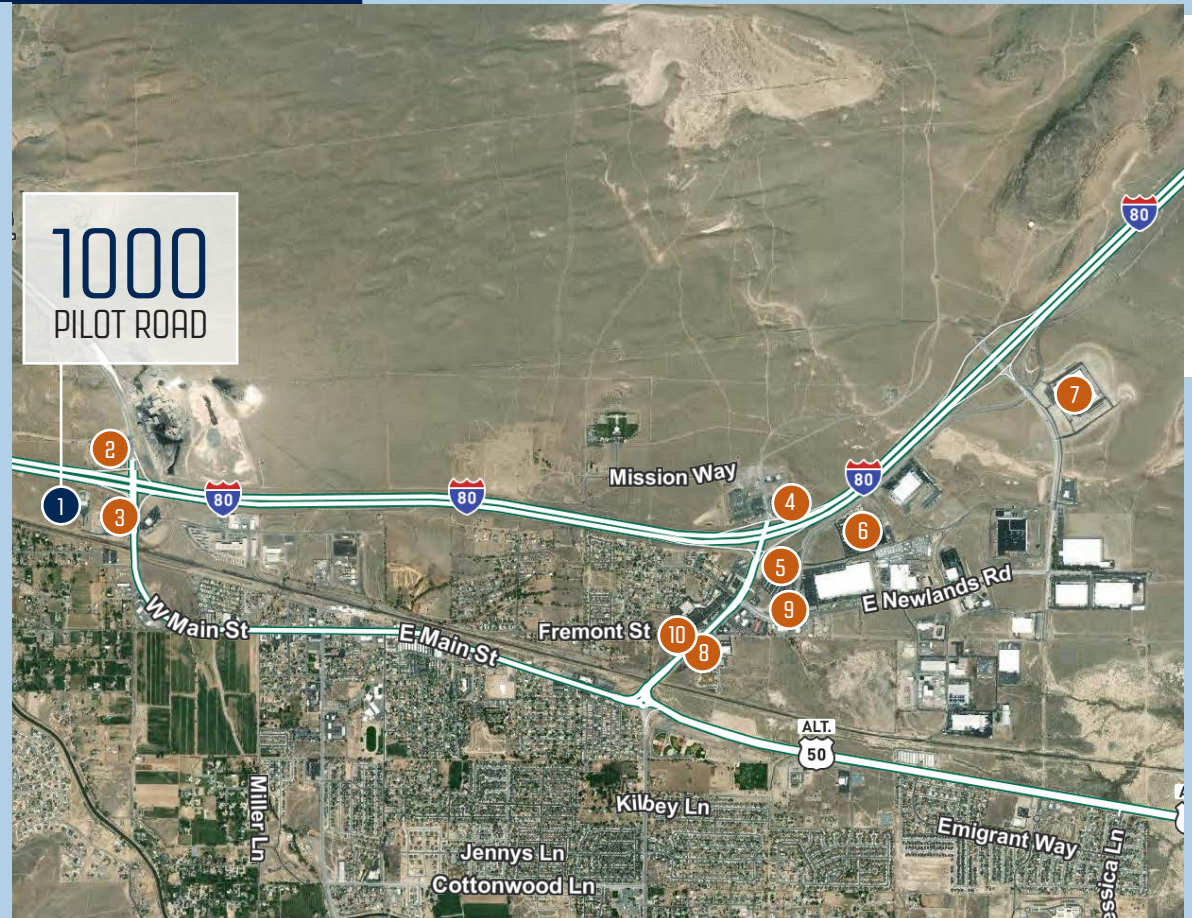
Square Feet	446,940 (DIVISIBLE)
Building Dimensions	1146' x 390'
Construction Type	Concrete Tilt-Up
Acres	27.83
Zoning	Industrial
Configurations	Cross Dock
Office	BTS
Clear Height	36'
Sprinklers	ESFR
Power	4,000 amp, 480/277 volt, 3 phase
Column Spacing	56' x 50' typical with 60' speed bays
Floor Slab	7" 4,000 psi
Warehouse Heat	80/20 outside air roof mounted, gas fired make-up air units
Lighting	LED fixtures on motion sensors
Dock Positions	70 dock doors with vision panel, Z guards and bumpers
Dock Equipment	35 doors additionally outfitted with 40,000 lbs. levelers and seals
Drive In Doors	8 - 12' x 14' manual
Trailer Parking Spaces	80
Auto Parking Spaces	275
Access Points	2 access points







1. **1000 PILOT ROAD**
2. **LOVE'S TRAVEL CENTER**
825 Commerce Center Dr
3. **PILOT TRAVEL CENTER**
465 Pilot Rd
4. **FLYING J TRAVEL CENTER**
480 Truck Inn Way
5. **WALMART**
1550 E Newlands Dr
6. **LOWE'S**
375 Stanley Dr E
7. **SHERWIN WILLIAMS**
1891 Duffy Rd
8. **POLARIS**
1755 N Nevada Pacific Pkwy
9. **STARBUCKS**
1201 Newlands Dr E
10. **DOMINO'S PIZZA**
1510 Newlands Dr E
11. **WALGREENS**
1280 Us Highway 95A N



CONTACT

TOM THEOBALD | Senior Vice President - Development

Mohr Capital

14362 N. Frank Lloyd Wright Blvd, Suite 1000 | Scottsdale, AZ 85260

Cell 317.340.3968

tom@mohrcap.com | www.mohrcap.com

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WWW.MOHRCAP.COM