



# VICTORY

LOGISTICS | DISTRICT

4,300 ACRE MASTER PLANNED INDUSTRIAL DISTRICT

PHASE 1, 11 BUILDINGS, 7.211 MILLION SF

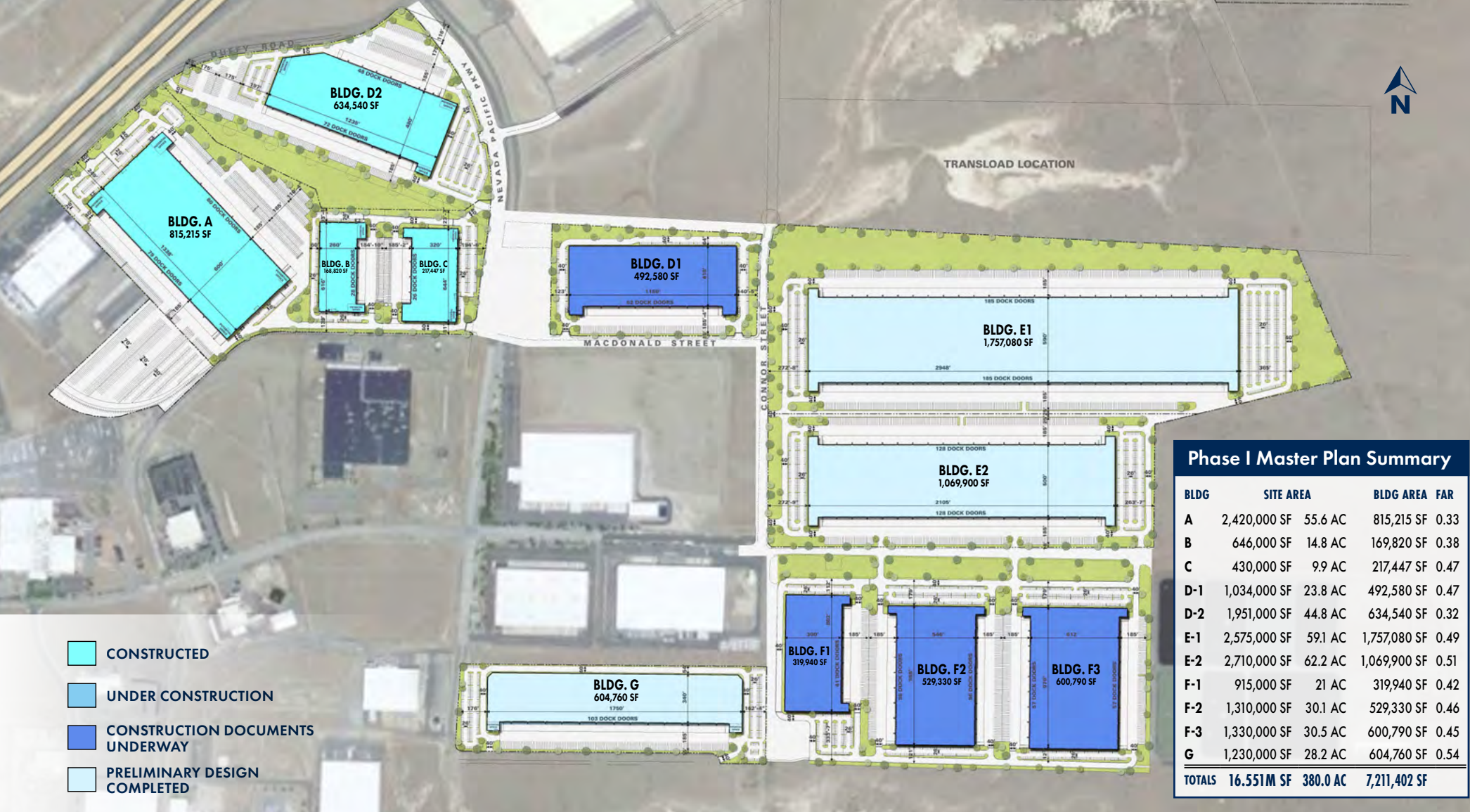


**BUILDING C**

**217,447 SF AVAILABLE**

1730 N. NEVADA PACIFIC PKWY., FERNLEY, NV

**CBRE**



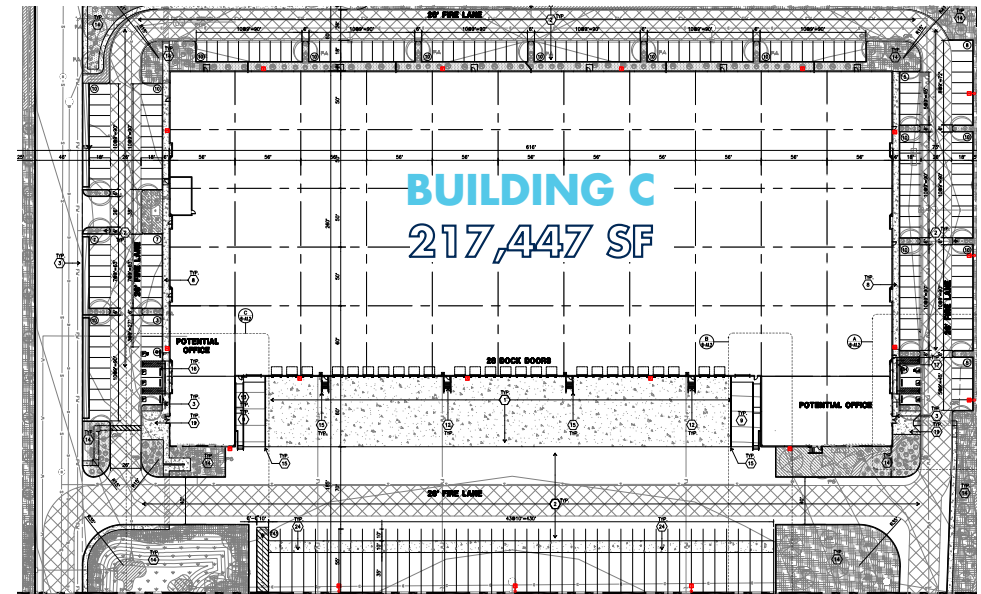
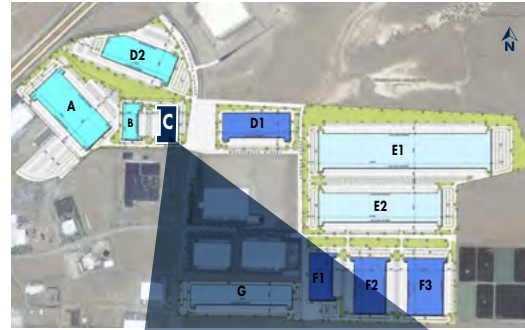
Phase I Master Plan Summary			
BLDG	SITE AREA	BLDG AREA	FAR
A	2,420,000 SF	55.6 AC	815,215 SF 0.33
B	646,000 SF	14.8 AC	169,820 SF 0.38
C	430,000 SF	9.9 AC	217,447 SF 0.47
D-1	1,034,000 SF	23.8 AC	492,580 SF 0.47
D-2	1,951,000 SF	44.8 AC	634,540 SF 0.32
E-1	2,575,000 SF	59.1 AC	1,757,080 SF 0.49
E-2	2,710,000 SF	62.2 AC	1,069,900 SF 0.51
F-1	915,000 SF	21 AC	319,940 SF 0.42
F-2	1,310,000 SF	30.1 AC	529,330 SF 0.46
F-3	1,330,000 SF	30.5 AC	600,790 SF 0.45
G	1,230,000 SF	28.2 AC	604,760 SF 0.54
<b>TOTALS</b>	<b>16.551M SF</b>	<b>380.0 AC</b>	<b>7,211,402 SF</b>

# VICTORY LOGISTICS DISTRICT DEVELOPMENT PLAN

# BUILDING C HIGHLIGHTS

<b>BUILDING ADDRESS:</b>	1730 N. Nevada Pacific Parkway, Fernley, NV
<b>BUILDING SIZE:</b>	217,447 SF Available For Lease
<b>BUILDING DIMENSIONS:</b>	320' X 644'
<b>CONSTRUCTION TYPE</b>	Concrete Tilt Up
<b>ACRES:</b>	12.8
<b>ZONING:</b>	I – Industrial
<b>CONFIGURATION:</b>	Single Sided
<b>OFFICE:</b>	Build-To-Suit
<b>CLEAR HEIGHT:</b>	36' (at first column)
<b>SPRINKLERS:</b>	ESFR
<b>COLUMN SPACING:</b>	50'/60' X 56' (typical) 60' Speed Bays
<b>POWER:</b>	(1) 2,000 Amps, 480 Volt, 3-Phase, 4-Wire
<b>SLAB:</b>	7" 4,500 psi Structural Slab, Steel Reinforced
<b>WAREHOUSE HEAT:</b>	80/20 Recycle / Fresh Heating Units by Absolutaire
<b>LIGHTING:</b>	Provided with Tenant Improvements
<b>DOCK POSITIONS:</b>	26 (9' X 10')
<b>DRIVE IN DOORS:</b>	2 (12' X 14')
<b>TRUCK COURT:</b>	185'
<b>CAR PARKING SPACES:</b>	191
<b>TRAILER PARKING SPACES:</b>	42
<b>ROOF:</b>	60 Mil TPO Roof with Rigid Insulation, FM I-90 Compliant
<b>ACCESS POINTS:</b>	2 off of Nevada Pacific Pkwy
<b>CONNECTIVITY:</b>	Service providers AT&T, Charter, Sky Fiber
<b>BUILDING AVAILABILITY:</b>	Now Available

# BUILDING C SITE KEY



# RENO INDUSTRIAL MARKET

**Q2**  
**2024**

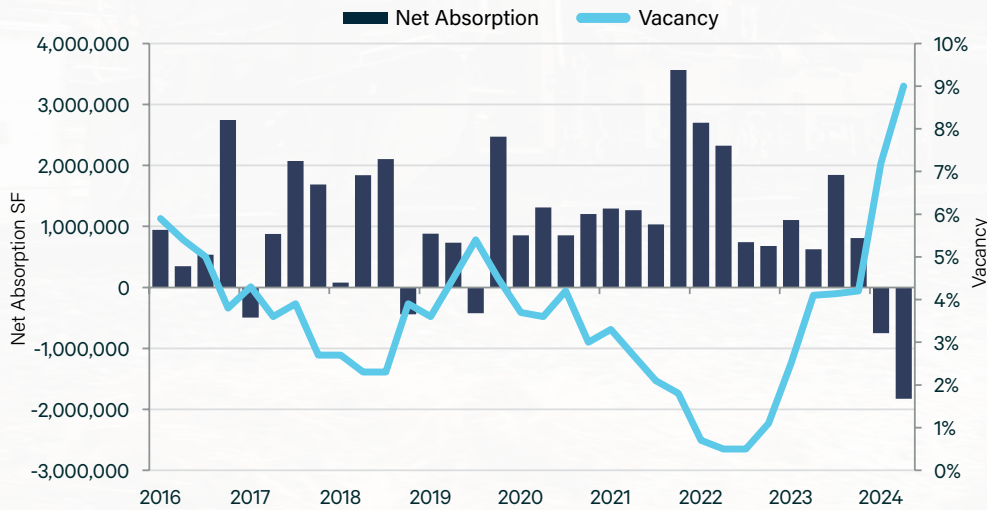
**▲** Vacancy Rate  
**9.0%**

**▼** Net Absorption  
**1.8M**

**▼** Average Asking Rate  
**\$0.86 NNN**

Arrows indicate change quarter-over-quarter

## NET ABSORPTION & VACANCY TRENDS



Source: CBRE Research, Q2 2024

**114.7M SF**

#1 PER CAPITA IN NATION  
INDUSTRIAL BASE

**933K SF**

UNDER  
CONSTRUCTION

**\$19-\$20**

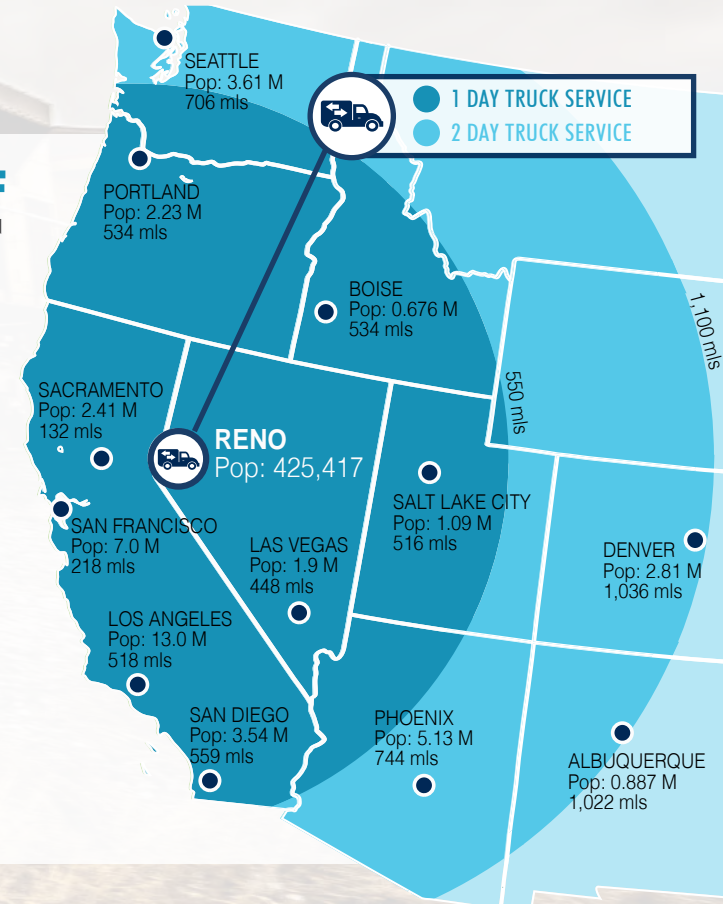
PER HOUR WAREHOUSE  
LABOR WAGE

**9.0%**

VACANCY  
RATE

**\$0.87**

BULK ASKING  
RATE



**FOR MORE INFORMATION,  
CONTACT:**

GREG SHUTT | greg.shutt@cbre.com | +1 775 823 6923 | LIC. BS.0046346  
BRETT EDWARDS | brett.edwards@cbre.com | +1 775 823 6968 | LIC. BS.0143311