

FOR LEASE

872 COTTONWOOD LANE



FERNLEY, NV 89408

km Kidder
Mathews



Property Overview

Retail/Flex Industrial Building

ADDRESS	872 Cottonwood Lane Fernley, NV 89408
BUILDING	3,240 SF
OFFICE	740 SF
WAREHOUSE	2,500 SF (High Ceiling & Skylights)
POWER	480V/3-phase
LEASE RATE	Call Broker
YEAR BUILT	2005
ZONING	C2
PARKING SPACES	Ample Parking

22 MIN

TO TAHOE/RENO INDUSTRIAL PARK
IN CARK, NEVADA

38 MIN

TO RENO, NEVADA

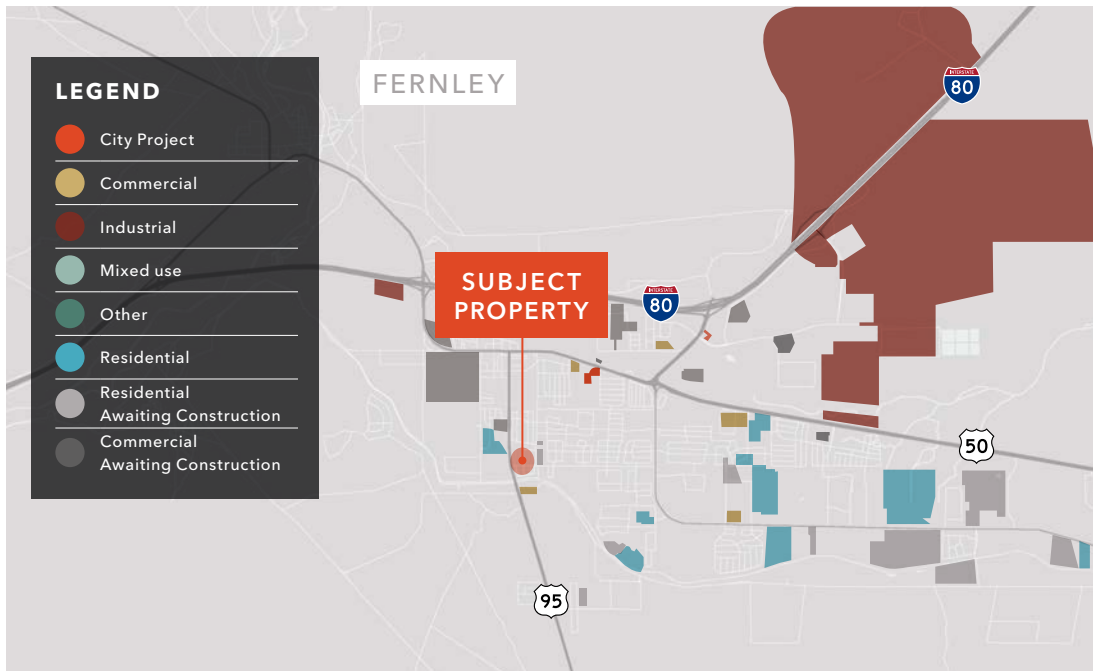


FERNLEY SUBMARKET

Fernley is located along Interstate 80, a transcontinental interstate highway. In addition, two major rail companies (UP and BNSF) provide service through the transcontinental UP main line. Fernley is quickly becoming recognized for its rail, fiber, trucking, manufacturing, low cost interstate power, and highway networks, connecting it all in a central hub with the ability to serve 60 million people.

Fernley offers strong market fundamentals, a growing population, ample affordable housing and employment opportunities combined with an expanding and successful industrial base at the Crossroads Commerce Center.

Economic development officials are projecting many new jobs to the region by 2030. As a result of the projected growth, as many as 10,000 new jobs are being created. Fernley will capture a share of the new jobs and business coming to the region.



CORPORATE NEIGHBORS



DEMOGRAPHICS

POPULATION

	1 Mile	3 Mile	5 Mile
2025 EST. POPULATION	6,836	21,270	24,547
2030 PROJ. POPULATION	7,019	23,642	27,037
2025 MED. AGE	36.9	37.0	37.0
DAYTIME POPULATION	2,480	8,406	9,877

HOUSEHOLD INCOME

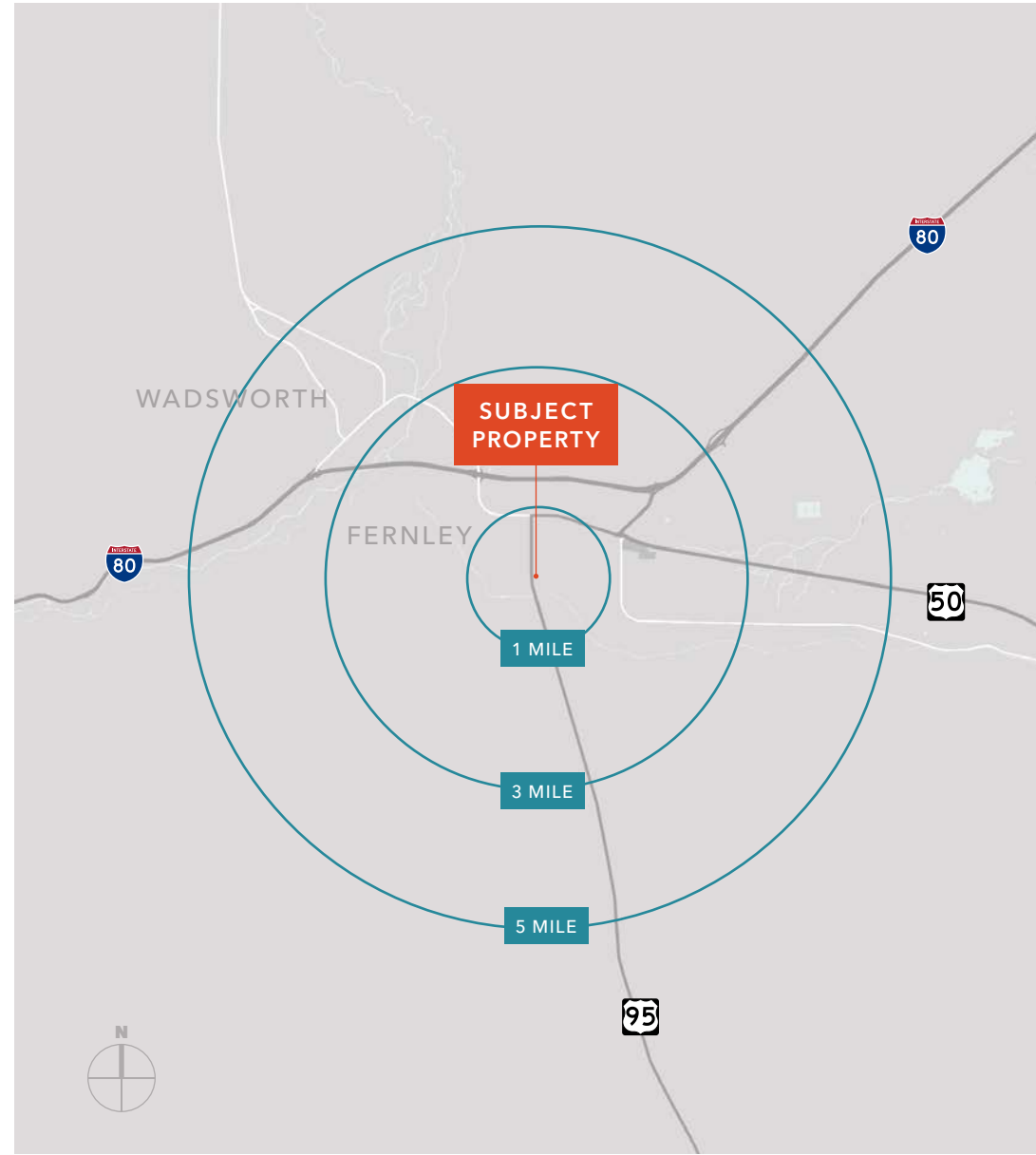
	3 Mile	5 Mile	7 Mile
2025 EST. AVG. HH INCOME	\$109,081	\$104,533	\$105,343
2030 PROJ. AVG. HH INCOME	\$109,474	\$104,115	\$105,038
2025 EST. MED. HH INCOME	\$81,070	\$81,389	\$82,897
2030 PROJ. MED. HH INCOME	\$81,220	\$81,270	\$82,819
2025 EST. PER CAPITA INCOME	\$42,008	\$38,187	\$38,374

HOUSEHOLD

	3 Mile	5 Mile	7 Mile
2025 EST. HH	2,632	7,770	8,940
2030 PROJ. HH	2,702	8,601	9,814
PROJ. ANNUAL GROWTH (2025-2030)	70	831	873
AVG. HH SIZE	2.6	2.7	2.7

CONSUMER EXPENDITURE

	3 Mile	5 Mile	7 Mile
ANNUAL HH EXPENDITURE	\$8,915	\$8,804	\$8,831
ANNUAL RETAIL EXPENDITURE	\$142.07 M	\$420.85 M	\$486.44 M
MONTHLY HH EXPENDITURE	\$8,199	\$8,803	\$8,914
MONTHLY RETAIL EXPENDITURE	\$4,497	\$4,514	\$4,534



FERNLEY, NV MSA SNAPSHOT

Source: ESRI, 2024

24,459

2024 EST.
POPULATION

2.76

2024 AVG
HH SIZE

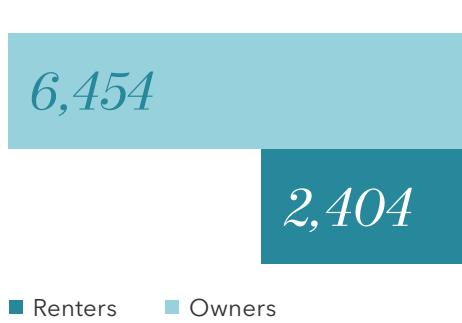
\$102,901

2024 AVG
HH INCOME

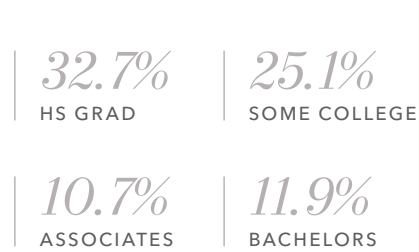
37.6

2024 EST.
MEDIAN AGE

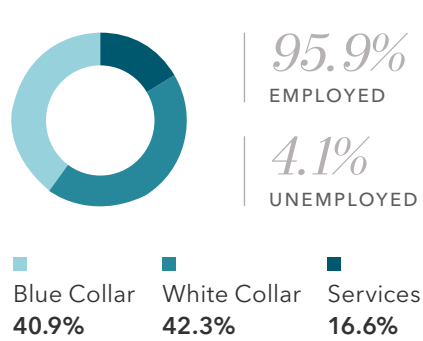
Home Ownership



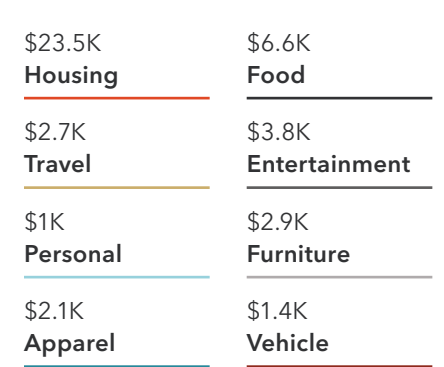
Education



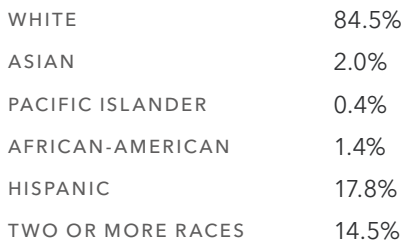
Employment



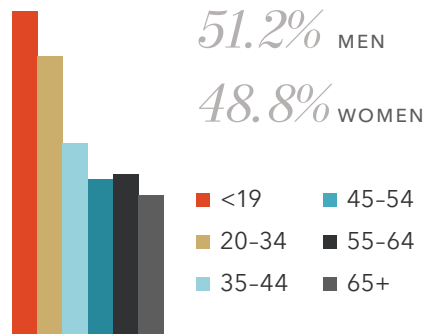
Household Spending



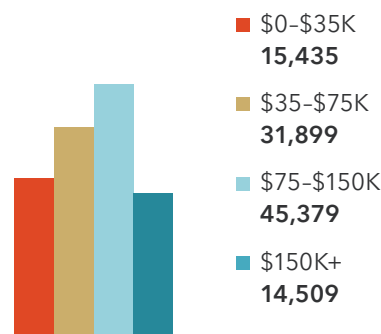
Race & Ethnicity



Gender & Age



Income by Household



872 COTTONWOOD LANE

Exclusively leased by

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First Vice President

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LIC N° 0194326



KIDDER.COM

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