



VICTORY

LOGISTICS | DISTRICT

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MAP TOUR



**4,400-ACRE MASTER PLANNED INDUSTRIAL DISTRICT • 11 BUILDINGS
7.211 MILLION SF • CURRENTLY CONSTRUCTED OR UNDER DESIGN**

BUILDING C

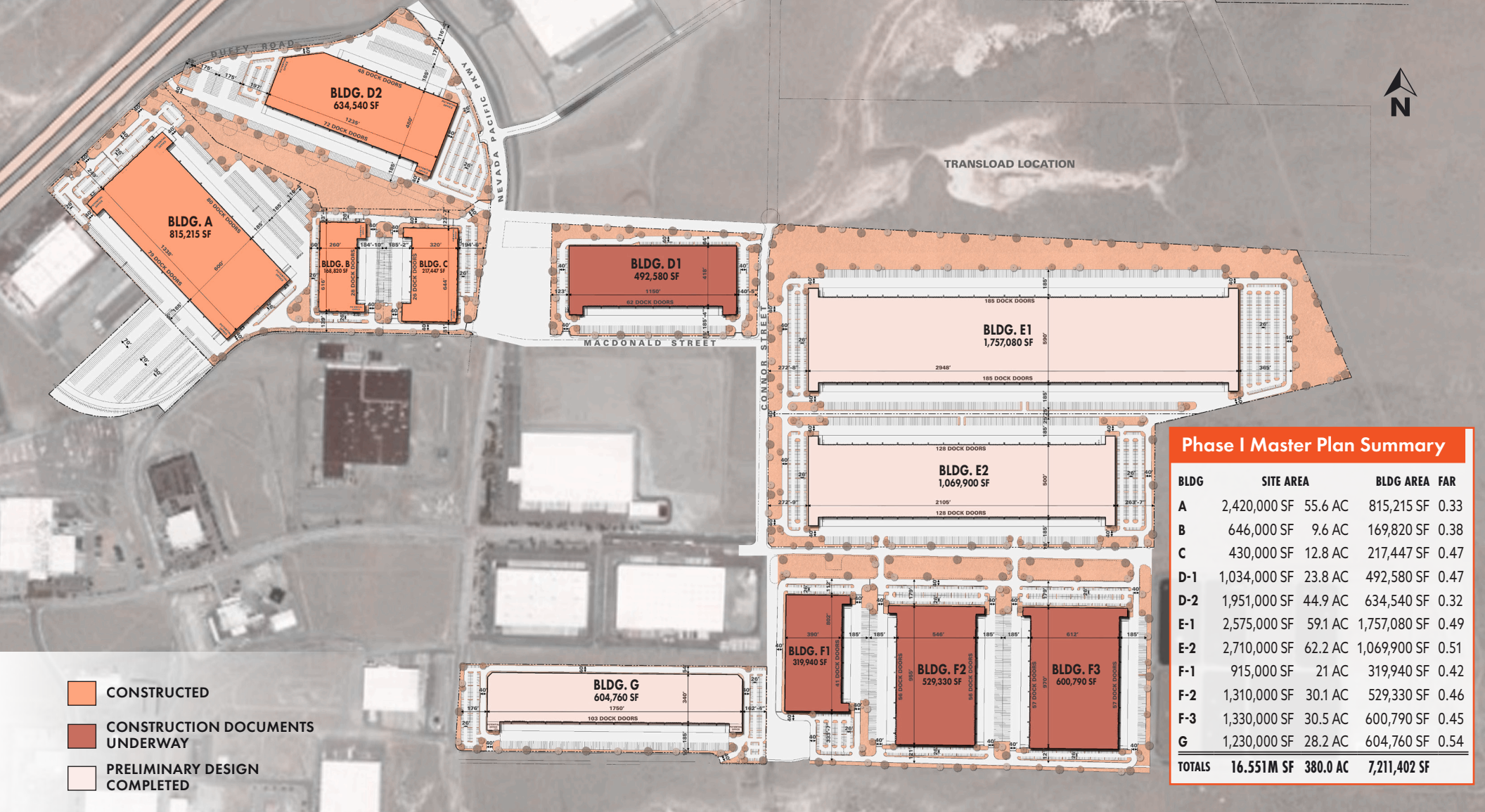
217,447 SF AVAILABLE

1730 N. NEVADA PACIFIC PKWY., FERNLEY, NV



MARK IV CAPITAL

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	9.6 AC	169,820 SF	0.38
C	430,000 SF	12.8 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	44.9 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
TOTALS	16.551M SF	380.0 AC	7,211,402 SF	

VICTORY LOGISTICS DISTRICT DEVELOPMENT PLAN

BUILDING C
±217,447 SF

WHSE. OFFICE T1

OFFICE T2

EXISTING ELECTRICAL ROOM

[illegible]

Floor plan of the second floor showing the layout of the Open Office (200), Break Area (201), and Unisex W.C. R. (202). The plan includes dimensions for the overall footprint and internal spaces.

Overall dimensions: 29'-6" (width) x 19'-10" (depth).

Internal dimensions and labels:

- Top section: 18'-6"
- Left section: 21'-2"
- Right section: 7'-10 3/8" and 3'-1'-2 1/8"
- Bottom left section: 8'-10"
- Bottom middle section: 9'-8"
- Bottom right section: 2'-0"

Room labels:

- OPEN OFFICE 200
- BREAK AREA 201
- UNISEX W.C. R. 202

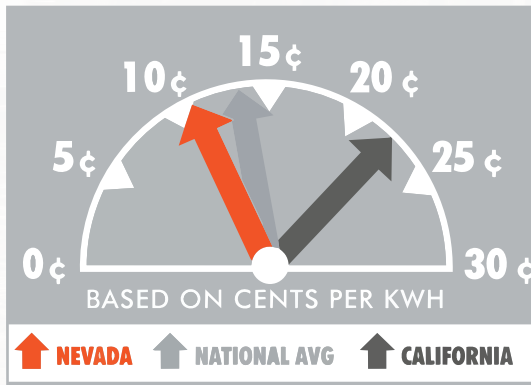
RENO INDUSTRIAL MARKET



- CORPORATE INCOME TAX
- PERSONAL INCOME TAX
- INVENTORY TAX
- UNITARY TAX
- FRANCHISE TAX
- ESTATE TAX

ENERGY COST

In Nevada, the commercial utility rates are substantially cheaper.



62.6%
Lower than CA

6.3%
Lower than U.S. Avg.

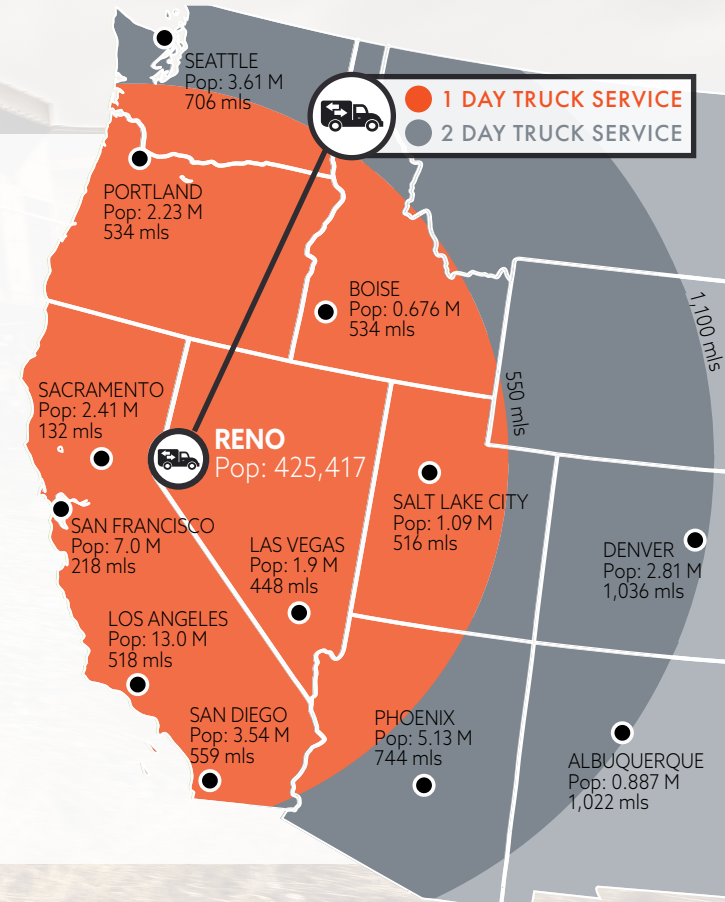
Q2
2026

118.23
NET RENTABLE
AREA (MSF)

2.6M SF
LEASING ACTIVITY

\$19-\$20
PER HOUR WAREHOUSE
LABOR WAGE

\$0.80 NNN
BULK ASKING
RATE



Source: CBRE Research, Q1 2026

FOR MORE INFORMATION, CONTACT:

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