



VICTORY

LOGISTICS | DISTRICT

www.VictoryLogisticsDistrict.com

www.MarkIV.com



MAP TOUR



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

BUILDING B

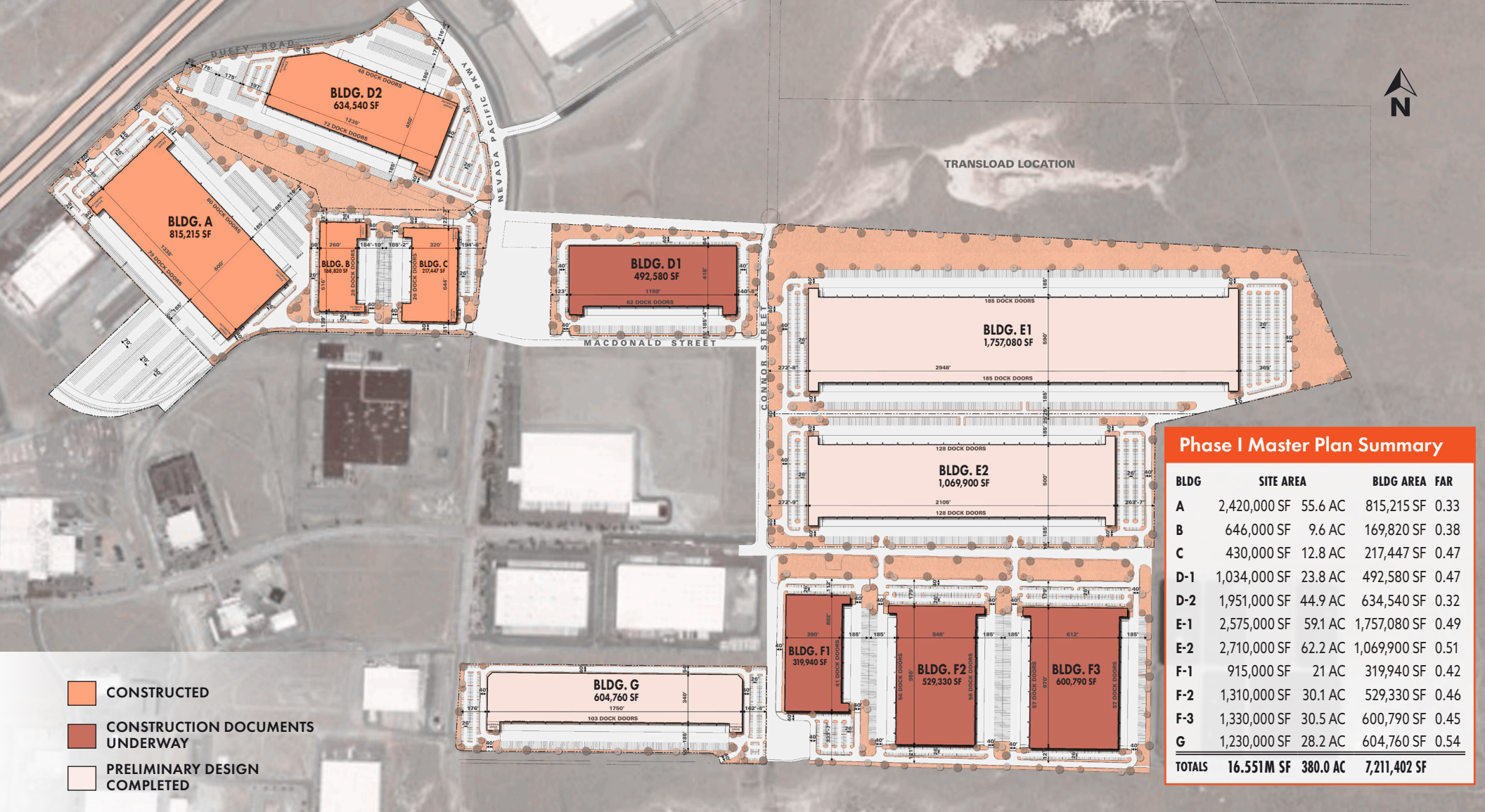
119,631 SF AVAILABLE (DIVISIBLE)

1740 N. NEVADA PACIFIC PKWY., FERNLEY, NV



MARK IV CAPITAL

CBRE



VICTORY LOGISTICS DISTRICT DEVELOPMENT PLAN

BUILDING B
119,631 SF

EXISTING ELECTRICAL ROOM

EXISTING DEMISING WALL

OFFICE T1

OFFICE T1

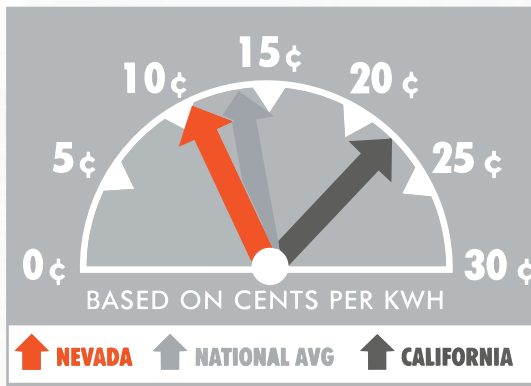
RENO INDUSTRIAL MARKET



- 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.

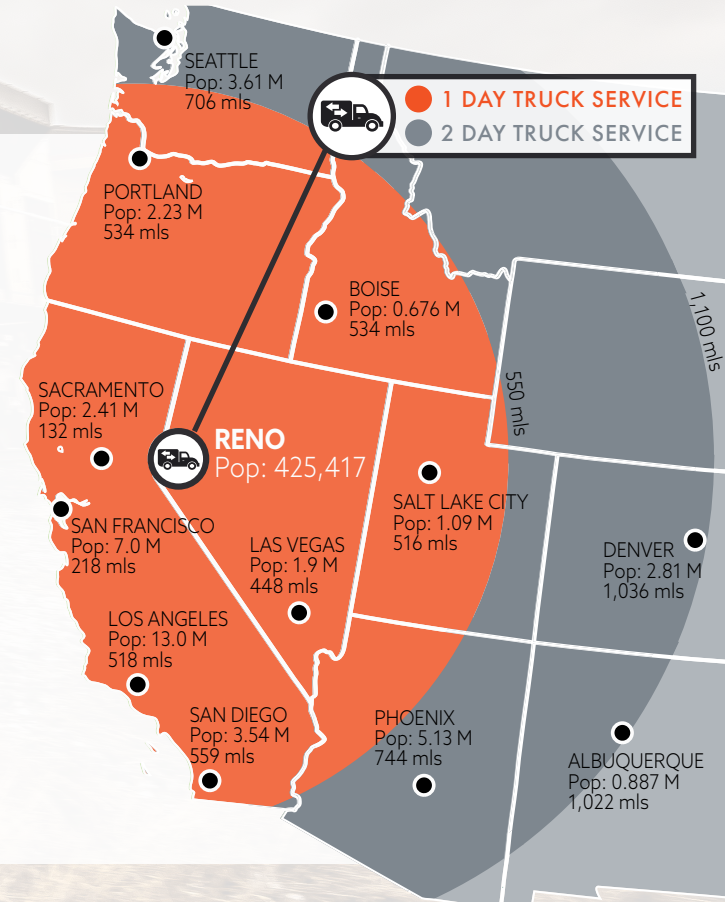
Q2
2026

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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