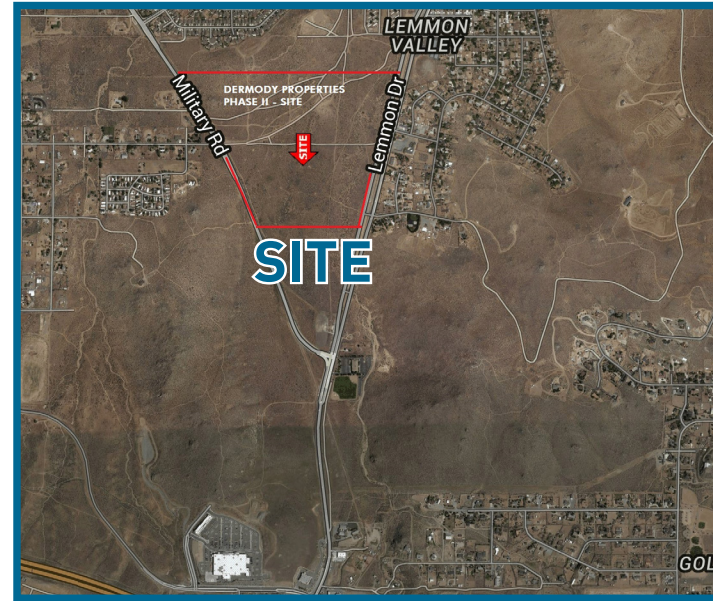


## Northern Nevada

Reno's strategic location, diverse labor market, wide range of financial resources, in addition to its business-friendly environment and exceptional tax benefits, combine to make it an attractive and affordable location for companies of all sizes interested to move or expand their business. And with everything potential employees want relative to quality of life - from entertainment options to the beauty of the Sierra Nevada - Northern Nevada can also attract and retain the right people to build that business. The communities of the North Valleys, especially Stead, are a highly-developed industrial region of northern Reno. Resident national companies like Amazon.com, Urban Outfitters, Marmot and Cardinal Health benefit from this area's significant local labor market, the many nearby transportation options, as well as competitive lease rates.



# LogistiCenter<sup>SM</sup> at 395 Phase II - Bldg 2 Warehouse/Distribution Available for Lease



## About Dermody Properties

Dermody Properties is a privately owned industrial real estate investment, development and management firm which specializes in acquisitions and development of industrial real estate in strategic locations for e-commerce fulfillment centers, third party logistics and distribution customers. Founded in 1960, Dermody Properties has invested in more than 70 million square feet of industrial space.

LogistiCenter<sup>SM</sup> is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter<sup>SM</sup> facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.



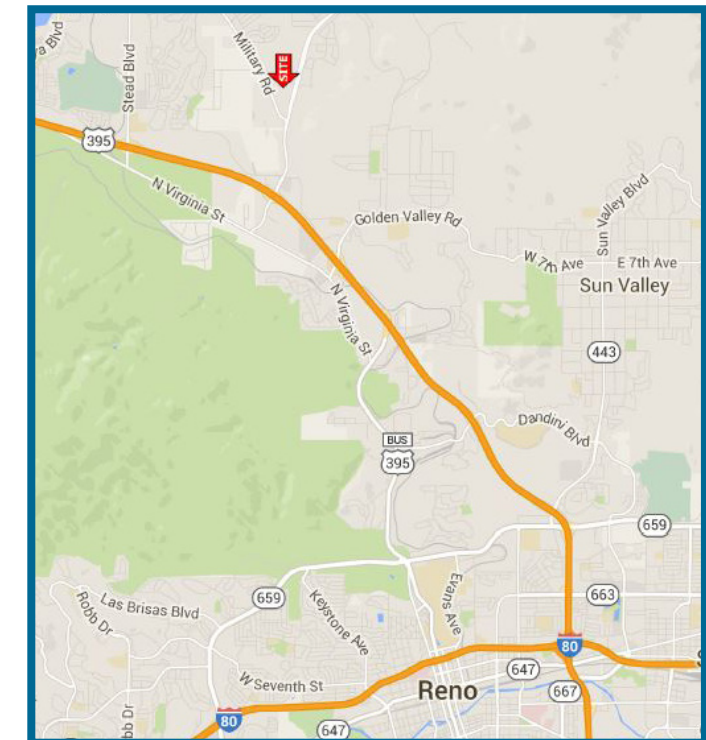
[Dermody.com](http://Dermody.com) | 775-858-8080

CBRE is pleased to offer the newest opportunity at LogistiCenter<sup>SM</sup> at 395 Phase II, a premiere development project from Dermody Properties. This park will consist of three buildings. The first building is  $\pm 722,512$  square feet and the second building is projected to be  $\pm 436,368$  square feet and the third building is projected to be  $\pm 405,456$  square feet. This park has an excellent location with immediate access to the U.S. Interstate Highway system and within close proximity to a proven labor force of experienced workers in the warehouse, distribution, manufacturing and service industries.

A Dermody Properties project represented by:

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[cbre.com](http://cbre.com)

# Property Overview

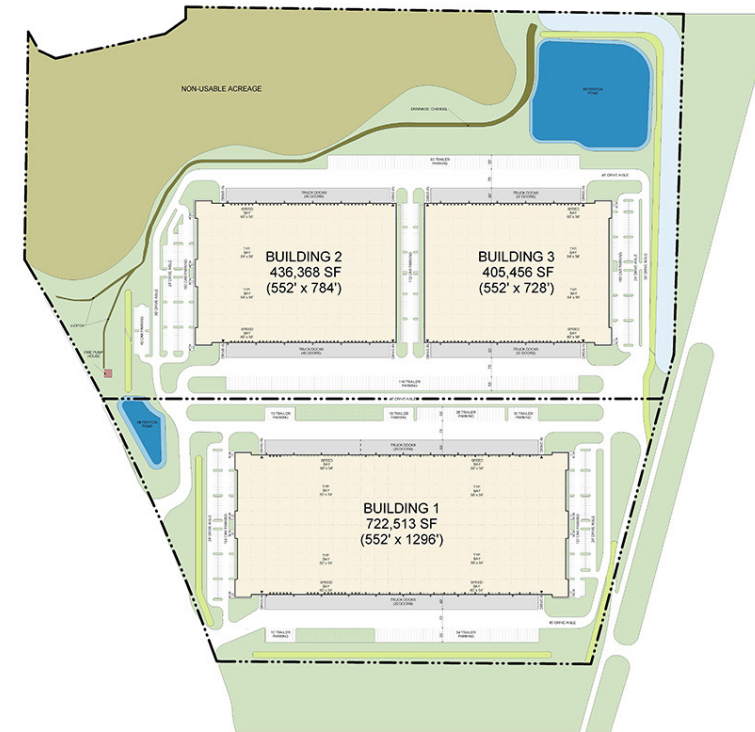
Available Space ±436,368 SF  
 For Lease \$0.36/SF/MO, NNN

# Site & Floor Plan

<b>Building Dimensions:</b> 552' x 784'	<b>Dock Doors:</b> (71) dock doors
<b>Drive-In Doors:</b> 4 drive-in doors	<b>Clear Height:</b> 36' clear height
<b>Office Area:</b> Build-to-suit	<b>Loading Bay:</b> 60' x 56'
<b>Column Spacing:</b> 54' x 56'	<b>Fire Protection System:</b> ESFR
<b>Parking:</b> 211 car parking stalls; 58 trailer stalls	<b>Lighting:</b> Build -to-suit
<b>Year Built:</b> 2018	<b>Structure Exterior:</b> Concrete tilt-up
<b>Site Area:</b> 58.74+ Acres	<b>HVAC Systems:</b> Cambridge Units - heats warehouse 60 degrees when zero outside
<b>Zoning:</b> Industrial commercial	<b>Electric:</b> 4,000 Amps, 277/480 Volts, 3-Phase
<b>Floors:</b> 7" Concrete slab	<b>Roof:</b> 45 mil Single Ply TPO roof over rigid insulation

### Utility Providers:

Electric: NV Energy  
 Natural Gas: NV Energy  
 Sewer: City of Reno



PARK PLAN	
<b>SITE DATA SUMMARY:</b>	
JURISDICTION:	CITY OF RENO
ZONING:	IND
OCCUPANCY:	B, S1, F1
CONSTRUCTION TYPE:	III-B
TOTAL ACREAGE:	130.78 AC (APPROX)
NON-USABLE ACREAGE:	21.02 AC
DRIVEWAY CHANNEL:	31.17 AC
TOTAL PARK BUILDABLE ACREAGE:	102.29 AC
<b>PROPOSED BUILDING AREA:</b>	
BUILDING 1:	436,368 SF (GROSS)
BUILDING 2:	405,456 SF (GROSS)
BUILDING 3:	722,513 SF (GROSS)
TOTAL BUILDING AREA:	1,564,337 SF (GROSS)
<b>SITE ACRESAGES:</b>	
BUILDING 1 & 2:	38.74
BUILDING 3:	32.9
<b>DOCK DOORS BUILDING 2:</b>	
DOCK POSITIONS:	80 DOORS
DRIVE-IN DOORS:	4 DOORS
<b>DOCK DOORS BUILDING 3:</b>	
DOCK POSITIONS:	14 DOORS
DRIVE-IN DOORS:	4 DOORS
<b>PARKING PROVIDED:</b>	
BUILDING 2:	218 SPACES
ACCESSIBLE SPACES:	8 SPACES
TOTAL PARKING PROVIDED:	226 SPACES
BUILDING 3:	206 SPACES
ACCESSIBLE SPACES:	8 SPACES
TOTAL PARKING PROVIDED:	214 SPACES
<b>PARKING REQUIREMENTS:</b>	
BUILDING 2:	79 SPACES REQD
OFFICE 9,056 SF @ 110 SF:	82 SPACES REQD
WAREHOUSE 177,038 SF:	203 SPACES REQD
TOTAL SITE PARKING REQD:	364 SPACES
ACCESSIBLE SPACES REQUIRED:	7 SPACES
BUILDING 3:	14 SPACES REQD
OFFICE 10,303 SF @ 70 SF:	147 SPACES REQD
WAREHOUSE 188,738 SF:	117 SPACES REQD
TOTAL SITE PARKING REQD:	181 SPACES
ACCESSIBLE SPACES REQUIRED:	6 SPACES
<b>CITY OF RENO PARKING REQUIREMENTS:</b>	
WAREHOUSE:	1 SPACE / 3,300 SF
OFFICE:	1 SPACE / 275 SF

