

LogistiCenterSM I-80 West Phase I - Bldg 1

Warehouse/Distribution/Manufacturing
Available for Sale or Lease



1800 S. Verdi Road, Reno, Nevada

CBRE is pleased to offer the newest opportunity at LogistiCenterSM I-80 West, Phase I, a premiere development project from Dermody Properties. This park will consist of 4 buildings, constructed in 2 phases. Phase I will have two buildings, the first building will be ±223,619 square feet and the second building will be ±184,451 square feet. This park has an excellent location with immediate access to Interstate 80 and within close proximity to a proven labor force of experienced workers in the warehouse, distribution, manufacturing and service industries. The park site is in western Reno, approximately four miles from the California border.

A Dermody Properties project represented by:

Eric Bennett
First Vice President

T + 1 775 823 6963
eric.bennett@cbre.com

Gordon Zack
First Vice President

T + 1 775 823 6923
gordon.zack@cbre.com



Property Overview

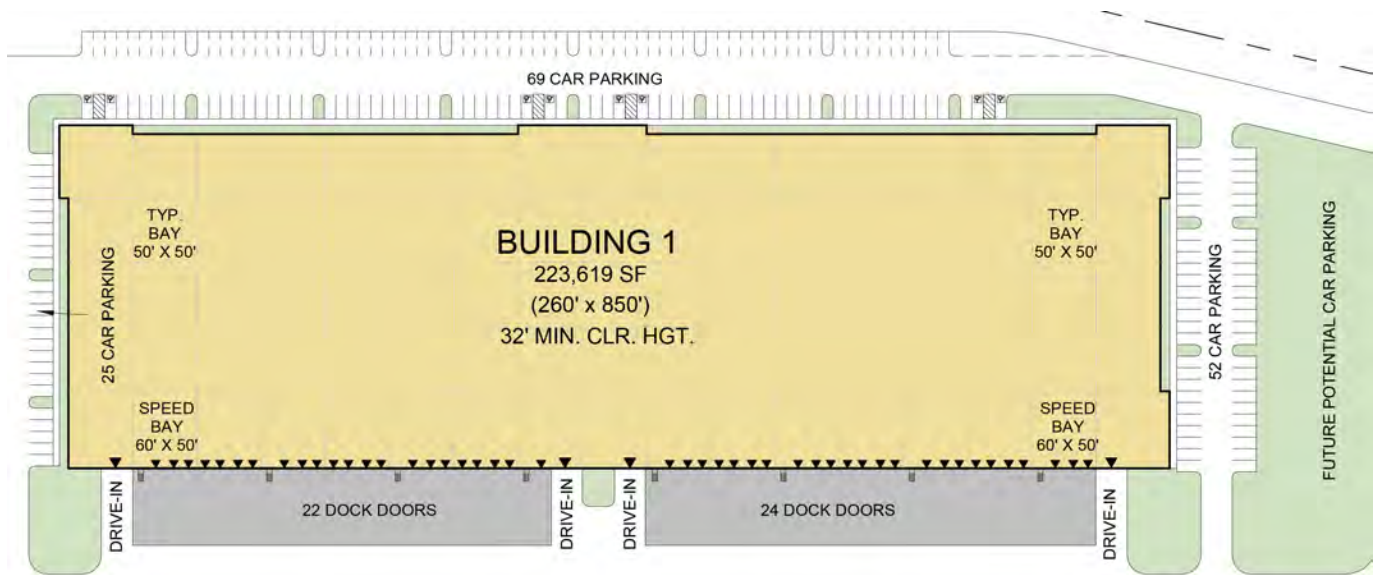
Available Space ±223,619 SF

Divisible to ±52,000 SF

For Sale or Lease

\$0.40/SF/MO, NNN

Sale Price TBD

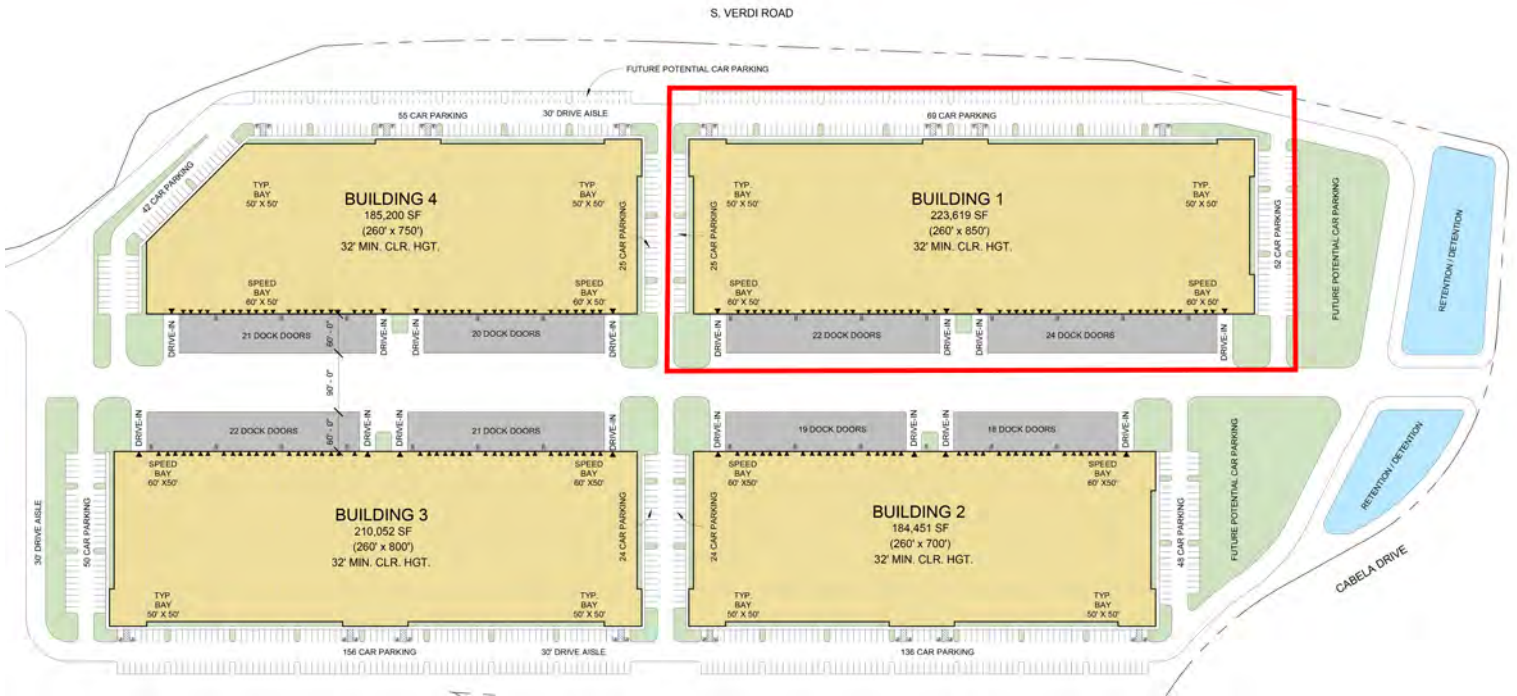


Building Dimensions: 260' x 850'	Dock Doors: (46) doors, every other door is equipped with a 35,000 lb. mechanical pit leveler
Drive-In Doors: 4 drive-in doors	Clear Height: 32' Clear Height
Office Area: Build-to-suit	Loading Bay: 60'
Column spacing: 50' x 50'	Fire Protection System: ESFR
Parking: 146 Car Parking	Lighting: T-5 Energy Efficient Lighting - 2% Skylight coverage
Year Built: 2016	Structure Exterior: Concrete Tilt-up
Site Area: 48.9 acres	HVAC Systems: Cambridge Units - heats warehouse 55 degrees when zero outside
Zoning: Industrial Commercial	Electric: 2,000 Amps, 277/480 Volts, 3-Phase
Floors: 6" Concrete Slab	Roof: 45 mil Single Ply TPO roof - R-19 vinyl faced insulation

Utility Providers:

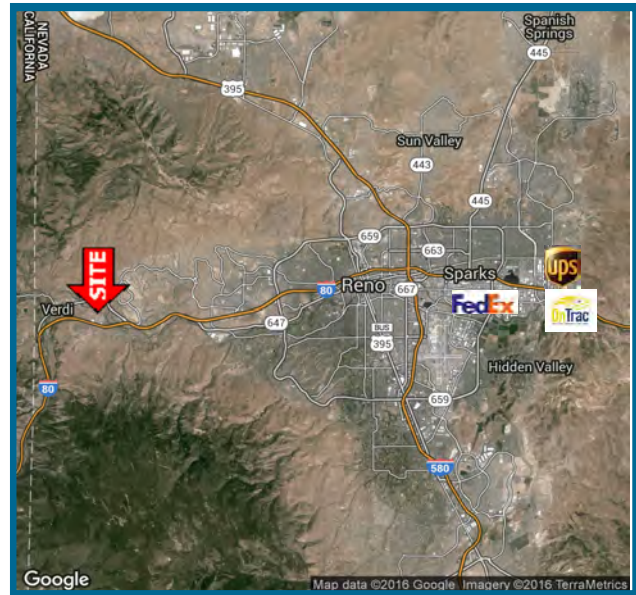
Electric : NV Energy
 Natural Gas: NV Energy
 Sewer: City of Reno

Site & Floor Plan



Proximity to Shipping

- Approximately (4) miles to the California border.
- Within minutes of the three major shipping providers, UPS, FedEx and OnTrac.
- Bordering five states, Northern Nevada is perfectly situated as the hub of the 11 state western region, with a market area of 53 million people within one day's drive.
- Trucking services are provided in the area by over 65 local, regional and national carriers with shipments to 80% of the 11 western states occurring on a next day basis.



Why 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.

About Dermody Properties

Dermody Properties is a privately held, industrial real estate development company. Founded and headquartered in Reno, Nev., the company has a national development reach, served by its regional offices in Chicago, Northern New Jersey, Phoenix, and Seattle. Over its 50-year history, the company has developed and leased more than 45 million square feet of high quality facilities to many Fortune 500 companies and other well-respected firms. To learn more about Dermody Properties visit Dermody.com.



Dermody.com | 775-858-8080



6900 S. McCarran Blvd., Ste. 3000, Reno, Nevada 89509

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