

AVAILABLE 12 MONTHS

FROM LEASE EXECUTION

607,400 SF AVAILABLE

UNDER CONSTRUCTION



NEVADA COMMERCE CENTER BUILDING B | COMMERCE CENTER DR., FERNLEY, NV

EAST VALLEYS SUBMARKET

CONCEPTUAL RENDERING

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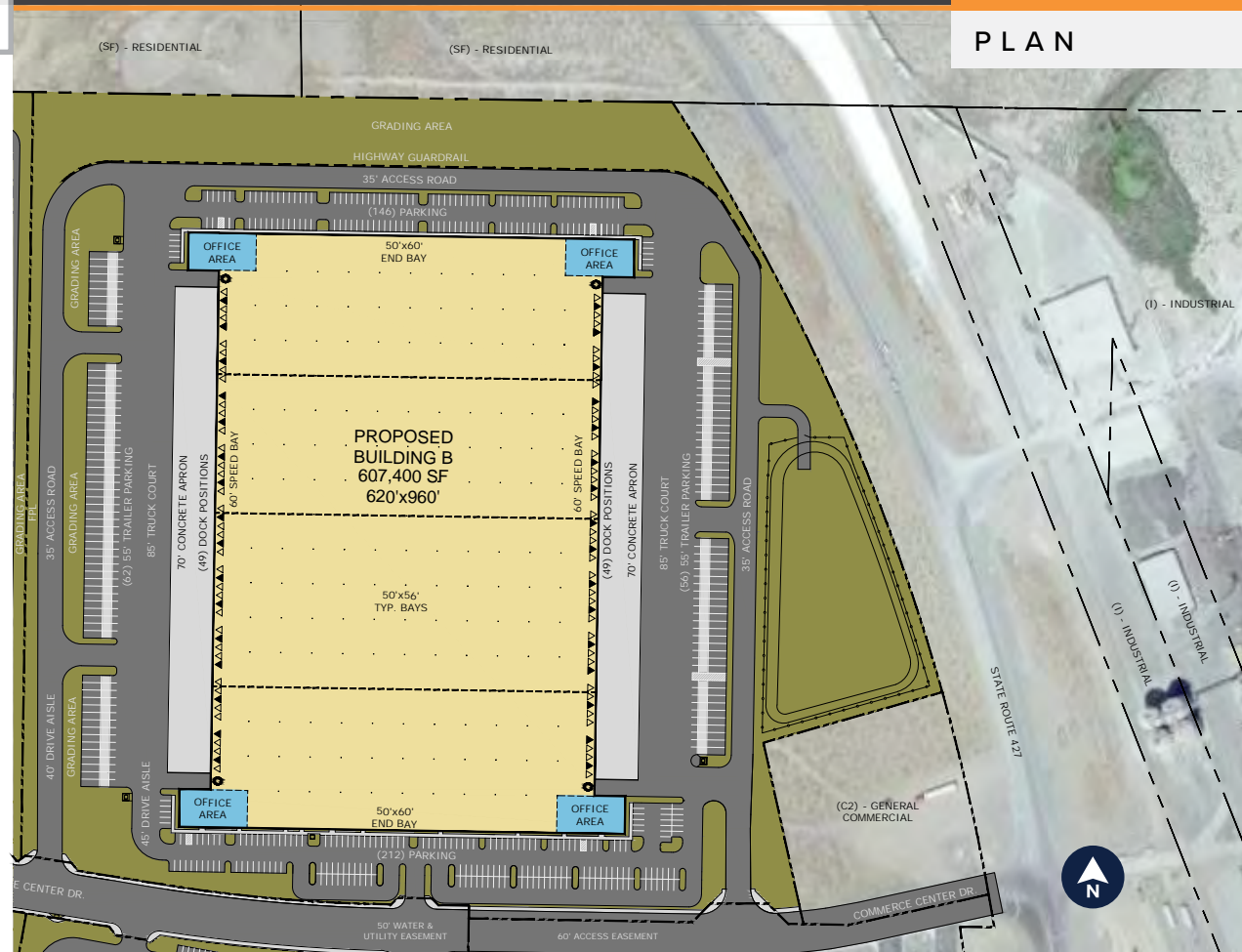
NEVADA COMMERCE CENTER BUILDING B | FERNLEY, NV

EAST VALLEYS SUBMARKET

SITE
PLAN

NEVADA COMMERCE CENTER (BLDG. B)

BUILDING SF:	607,400
DIVISIBLE:	151,850 SF / 303,700 SF
OFFICE:	BTS or +/- 4,000 SF Spec Office
CLEAR HEIGHT:	36' @ First Column
SPRINKLER TYPE:	ESFR
DOCK DOORS:	98 (9' X 10')
GRADE DOORS:	4 (12' X 14')
COLUMN SPACING:	50' X 56'
LOADING:	Cross
POWER:	4,000 Amps, 277/480V
AUTO PARKING:	358
TRAILER PARKING:	118
TRUCK COURTS:	210'
COVERAGE:	44.5%
SKYLIGHTS:	1% Single Dome
INSULATION:	Insulated Roof Deck
LIGHTING:	LED lighting to Tenant's Specification
DOCK EQUIPMENT:	To Tenant's Specification



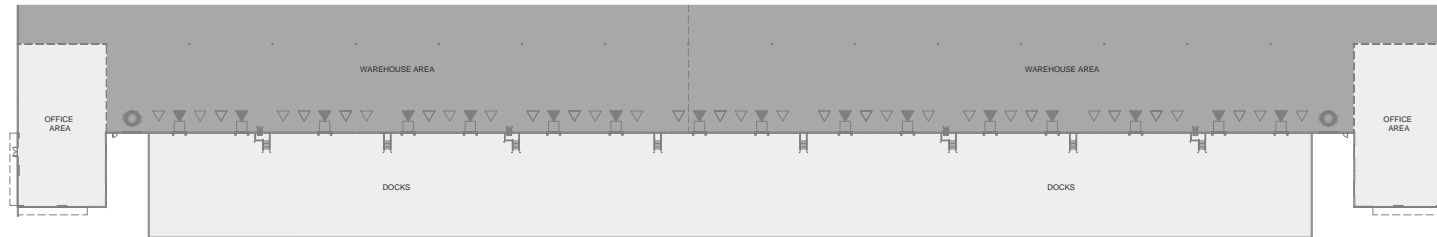
- ▼ = DOCK DOORS
- ▽ = FUTURE DOCKS
- = DRIVE-IN DOORS



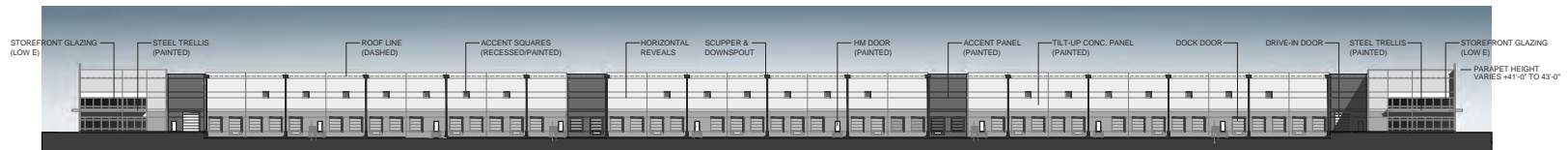
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EAST VALLEYS SUBMARKET

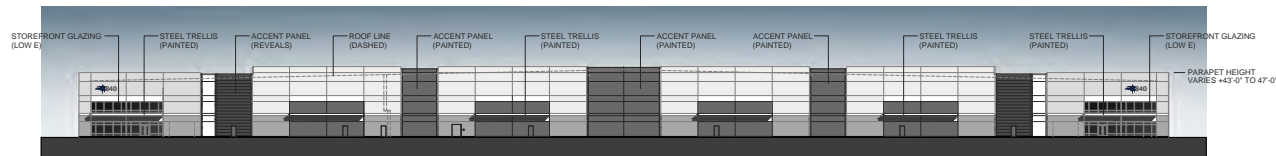
BUILDING ELEVATIONS



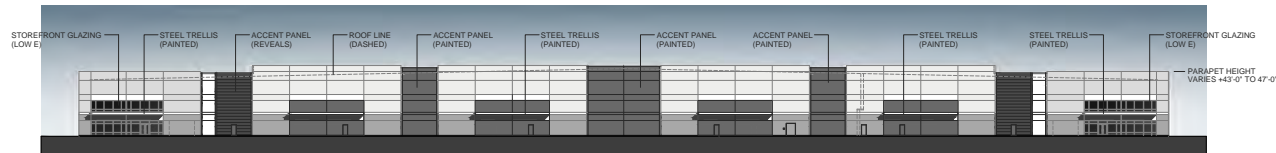
Partial Plan



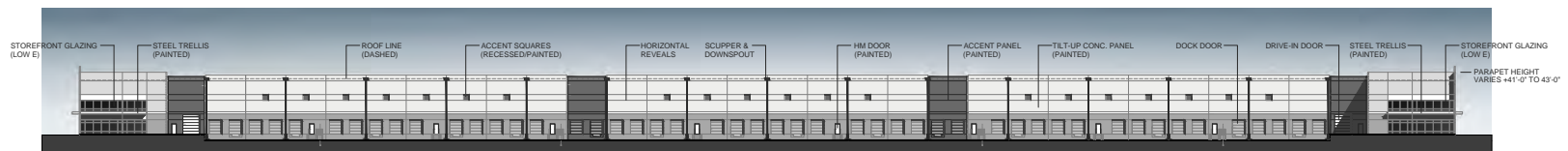
West Elevation



South Elevation (Commerce Center Drive)



North Elevation



East Elevation (State Route 427)

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EAST VALLEYS SUBMARKET

NEVADA COMMERCE CENTER FERNLEY, NV

EAST VALLEYS SUBMARKET



LOCAL & REGIONAL DRIVER TIMES

TRIC	21-MINS
SPARKS	31-MINS
RENO	32-MINS
SOUTH RENO	39-MINS
NORTH VALLEYS	47-MINS
CA STATE LINE VIA US395	47-MINS
CA STATE LINE VIA I80	45-MINS

HIGHWAY ACCESS

SACRAMENTO, CA	2 HR. 39-MINS
SAN FRANCISCO, CA	3 HR. 55-MINS
BOISE, ID	6 HR. 3-MINS
LAS VEGAS, NV	6 HR. 30-MINS
SALT LAKE CITY, UT	6 HR. 58-MINS
LOS ANGELES, CA	7 HR. 44-MINS
PORTLAND, OR	9 HR. 38-MINS



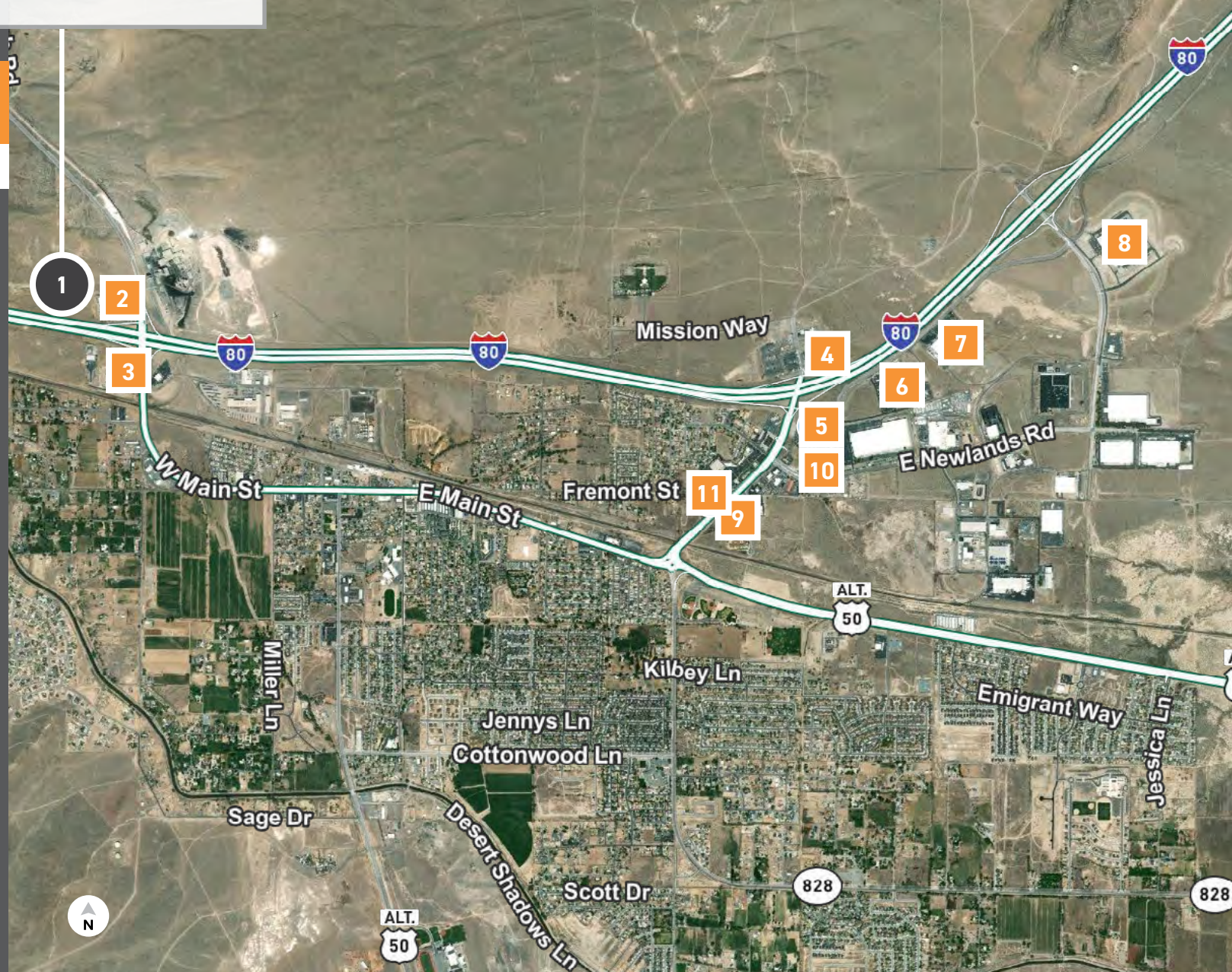
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EAST VALLEYS SUBMARKET

AMENITIES

& LOCAL BUSINESSES

1. NEVADA COMMERCE CENTER
2. LOVE'S TRAVEL CENTER
825 COMMERCE CENTER DR
3. PILOT TRAVEL CENTER
465 PILOT RD
4. FLYING J TRAVEL CENTER
480 TRUCK INN WAY
5. WALMART
1550 E NEWLANDS DR
6. LOWE'S
375 STANLEY DR E
7. SHERWIN WILLIAMS
1891 DUFFY RD
8. POLARIS
1755 N NEVADA PACIFIC PKWY
9. STARBUCKS
1201 NEWLANDS DR E
10. DOMINO'S PIZZA
1510 NEWLANDS DR E
11. WALGREENS
1280 US HIGHWAY 95A N



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2024 DEMOGRAPHICS

WHY RENO?

 **495,658**
POPULATION

 **\$18-20/HR**
WAREHOUSE ASSOCIATE

 **\$114,680**
AVERAGE HOUSEHOLD INCOME

 **21.0%**
OF MILLENNIALS IN AREA

 **252,803**
EMPLOYEES WITHIN RENO



60% of the workers in Fernley leave Fernley and drive to TRIC, Reno/Sparks every day for employment.

Source: EKAY Economics.

1,821

COMPANIES WHO
MANUFACTURE GOODS IN RENO AREA

1.36%

POPULATION GROWTH RATE
FROM 2020-2024

16.6%

OF EMPLOYEES IN
PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES

21.2%

OF EMPLOYEES ARE IN
HEALTH CARE AND SOCIAL ASSISTANCE

WHY FERNLEY?

 **339,181**
POPULATION (30-MILE RADIUS)

 **\$16-18/HR**
WAREHOUSE ASSOCIATE

 **\$107,419**
AVERAGE HOUSEHOLD INCOME

 **20.9%**
OF MILLENNIALS IN AREA

 **166,713**
EMPLOYEES WITHIN FERNLEY (30-MILE RADIUS)