

Corporate Neighbors

Distribution

- Walmart
- Randa
- Petsmart
- 1-800-Flowers
- The Tire Rack
- Kuehne & Nagel
- Zulily

Warehouse

- Pittsburg Paint
- Alcoa
- Toys R Us
- James Hardie
- Diapers.com
- Eagle Pitcher
- Ebay



34 Acre Site | Tahoe-Reno Industrial Center Land For Sale or BTS Sale/Lease

BTS - 400,000 SF to 70,000SF

Tahoe-Reno Industrial Center | Peru Drive

About Dermody Properties

Dermody Properties is a privately held, national developer of industrial properties, with a 50-year history as one of the most agile and visionary private industrial developers in the country. Founded and headquartered in Reno, NV, we have regional offices in Portland, OR; Philadelphia, PA; Phoenix, AZ; and Chicago, IL, as well as property holdings in Las Vegas, NV; Harrisburg, PA; Savannah, GA; and southern New Jersey. Over the last five years, Dermody Properties has developed and leased more than 5 million square feet, averaging over 1 million square feet per year. Over its 50-year history, Dermody Properties has developed and leased more than 35 million square feet of high quality industrial/distribution facilities to many Fortune 500 companies and other well-respected firms. We are also consistently ranked among the top 10 private industrial developers nationwide.



dermody.com | 775-858-8080

A Dermody Properties project represented by:

Tom Miller, CCIM
President
Miller Industrial Properties
tom@mipnc.com

Carole Brill
Vice President
Miller Industrial Properties
carole@mipnc.com

Brad Lancaster
Vice President
Miller Industrial Properties
brad@mipnc.com

- 34 ± Acres
- Zoned I-2
- 1/2 Acre Ft. Water Rights/Acre
- Utilities in Peru Drive
- Expedited Construction Start - Lyon County, NV



(Sample Image Above)



1485 Southern Way Sparks, NV 89431 | 775.828-4665 | mipnv.com

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Property Overview & Site Plans

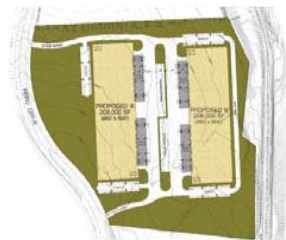
BTS - 400,000 SF to 70,000SF

- Only 10 miles east of Reno/Sparks, just south of the new I-80/USA Parkway Interchange
- Close Proximity to UPS & other carriers, a 15 minute drive from the Reno-Tahoe International Airport
- Premier location within the 6,000 acre TRI Center, one of the nation's largest industrial parks
- Zoned '1-2 Heavy Industrial' to allow industrial manufacturing and distribution uses
- Water rights included (.5 acre feet per acre)
- Electrical, gas and communications available
- Divisible to 10 acres
- Zero development impact fees and the lowest property taxes in the region.

Site Plan A: 400,000 SF



Site Plan B: 286,000SF & 203,000SF



Site Plan C: 256,000SF, 117,000SF & 70,000SF



Why Tahoe-Reno Industrial Center?

EXCELLENT TRANSPORTATION HUB

- Immediate Proximity to I-80 (E-W) • Close to US-395 (N-S) • Jointly Rail Served by VR & B.N.S&F • 20 Min. from Reno-Tahoe Airport • Two I-80 Interchanges • 90 Minutes to I-5 (N-S)

GREEN

- High Solar Potential (330 Sun Days) • Established Wind Power • High Geothermal Potential • Desert Climate provides "Free" A/C 9 months of the year

MASTER PLANNED

- Planned Industrial Park Zoned I-2 • 9 miles East of Reno/Sparks Labor pool & Services • Lyon County - Accelerated Permitting & Construction • Foreign Free Trade Zone • Beneficial CCR's • Comfortable Design Standards • Home to Numerous National Distributors

ESTABLISHED INFRASTRUCTURE

- High Capacity Fiber with Multiple Providers • Available Water Rights • Multiple Electrical Power Providers in area • High Pressure Gas Available • Sewer Systems in place • Gray Water Reclamation System in place

Utility Providers:

Electric and Natural Gas: NV Energy - www.nvenergy.com

Water & Sewer: Tri Water and Sewer Company - www.tahoereno.com

Why Nevada ?

STRATEGIC LOCATION

- Located within 1 day delivery to the majority of the 11 Western States.

TAX FREE

- No State or Corporate Tax • Personal Income, Estate, Unitary, Inheritance or Franchise Tax.

BUSINESS FRIENDLY

- State Incentives • Right to Work • Lack of Bureaucracy • Low Workman's Comp. Rates • Modest Real Estate Costs • Modest Regulatory Restrictions • Abundant Labor Pool • Low Property Rates • Low Wage Rates • Modest Cost of Living

LIFESTYLE

- World Renown Lake Tahoe, nearby • University Nevada Reno • Outdoor Lifestyle • Sierra- Nevada Mountains, nearby • Excellent and Abundant Community Events



TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corp. Income Tax	NO	8.84%	6.968%	5%	7.6%	6.6%	NO
Personal Income Tax	NO	1.25%-10.55%	2.59%-4.54%	2.3%-6.98%	1.6%-7.8%	5%-11%	NO
Payroll Tax	.63%	1.5%	NO	NO	NO	.09%-5.4%	NO
Property Tax	1.1% of MV	1.1% of MV	22% of CV	1.2% of MV	1.5% of MV	1.57% of MV	1.0% of T&F V
Franchise Tax	NO	YES	NO	5%	YES	NO	NO
Capital Gains Tax	NO	up to 10.55%	2.59%-4.54%	NO	7.8%	5% - 11%	NO
Unemployment Tax	.25%-5.4%	1.5%-6.2%	.02%-5.4%	.43%-9.4%	.45%-5.4%	.09%-5.4%	.13%-5.4%
Unitary Tax	NO	YES	YES	YES	YES	NO	.47% 1.5%