

COMING FALL OF 2024

ANOTHER PROJECT BY:

LDK
VENTURES



PIONEER LOGISTICS CENTER

SPARKS, NEVADA

EXCLUSIVE LISTING AGENT:

ERIC BENNETT

Executive Vice President

+1 775 813 3794

eric.bennett@cbre.com

Lic. S.0046241

www.cbre.com/reno

CBRE



SITE PLAN SUMMARY



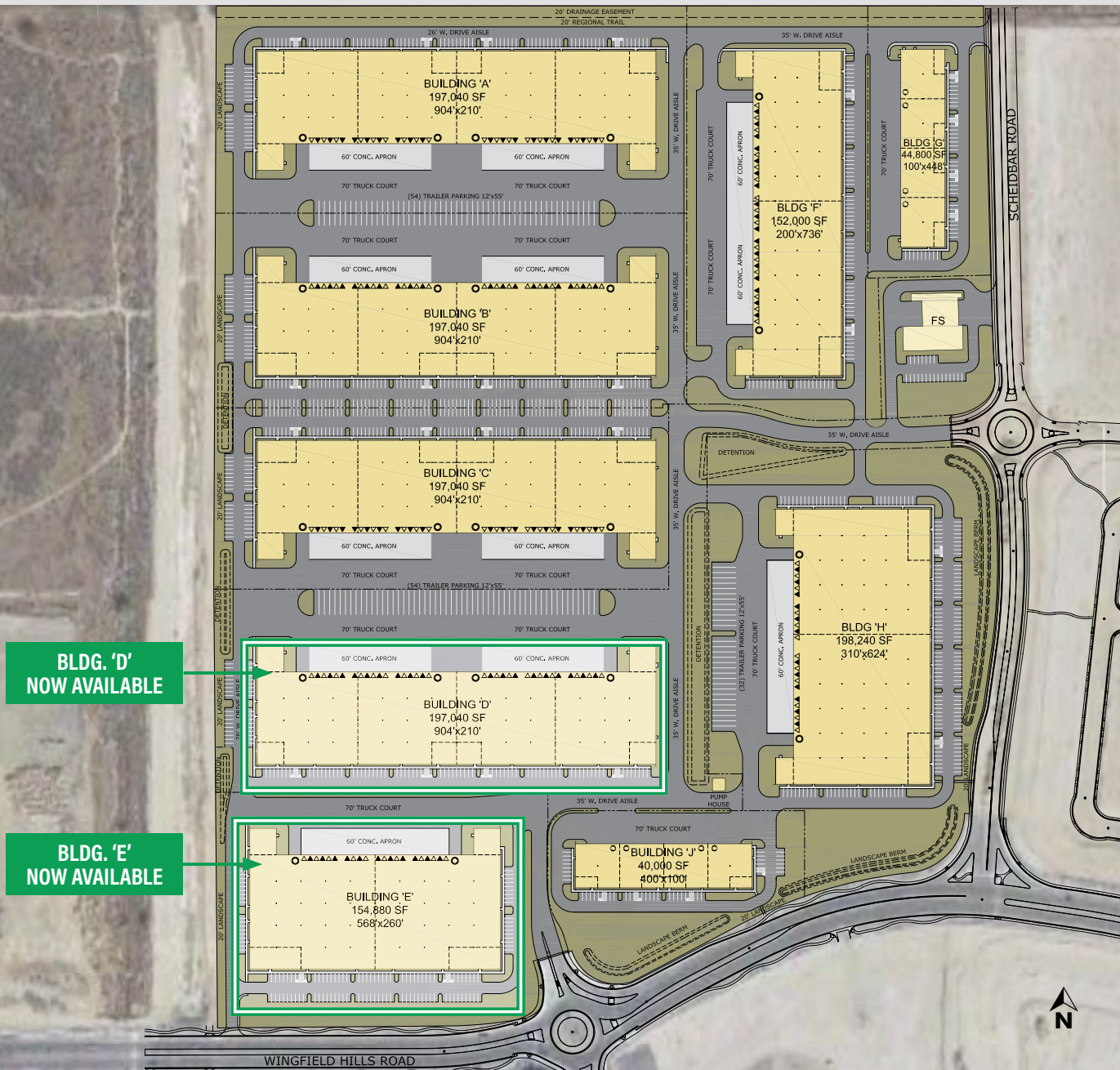
PHASE 1 *consists of TWO BUILDINGS in the Newest Multi-Building Industrial Park in Sparks, Nevada*

NOW AVAILABLE FOR LEASE

- BUILDING D - ±197,040 SF
- BUILDING E - ±154,880 SF

EACH BUILDING WILL HAVE:

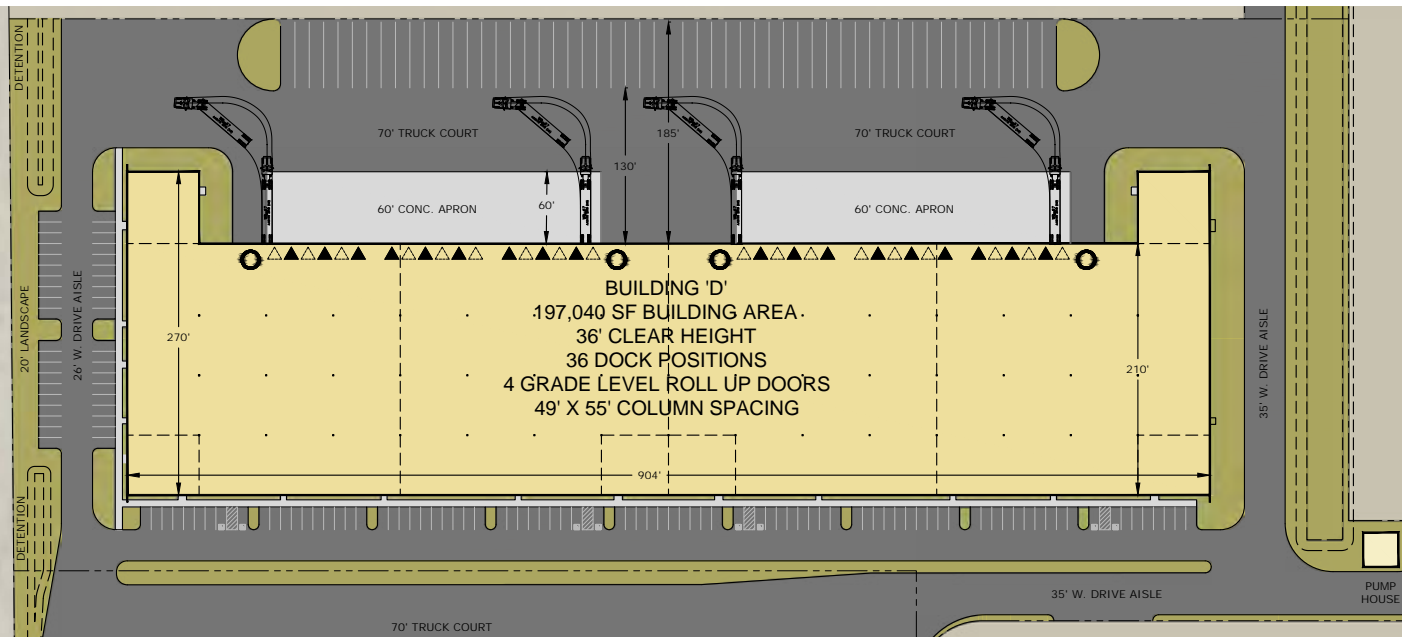
- Circular Site Flow
- 4,000 Amps of Power
- Ample Car Parking Stalls
- Shared Trailer Parking





BUILDING D

SITE PLAN



ALL MEASUREMENTS ARE APPROXIMATE.

CONCEPTUAL ELEVATION



BUILDING D - NOW AVAILABLE

- ±197,040 TOTAL SF
- DIVISIBLE TO: ±46,200 SF



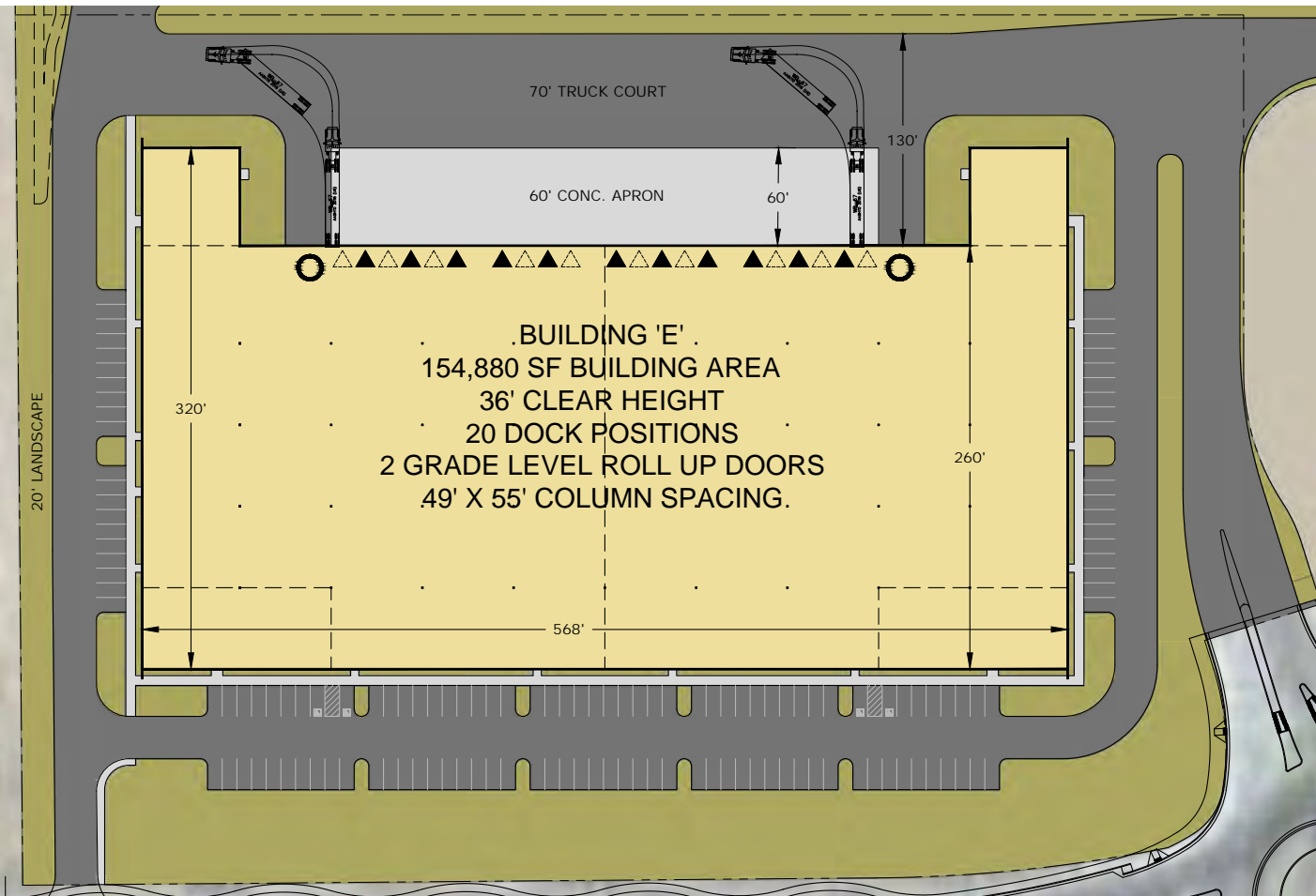
SUMMARY

- Office: BTS
- Clear Height: 36'
- Dock Doors: 36 (9' x 10')
- Grade Level Doors: 4 (12' x 14')
- Column Spacing: 49' x 55'
- Trailer Parking Stalls: 54
- Auto Parking Stalls: 126
- Power: 4,000 Amps



BUILDING E

SITE PLAN



ALL MEASUREMENTS ARE APPROXIMATE.



BUILDING E - NOW AVAILABLE

- ±154,880 TOTAL SF
- DIVISIBLE TO: ±77,440 SF

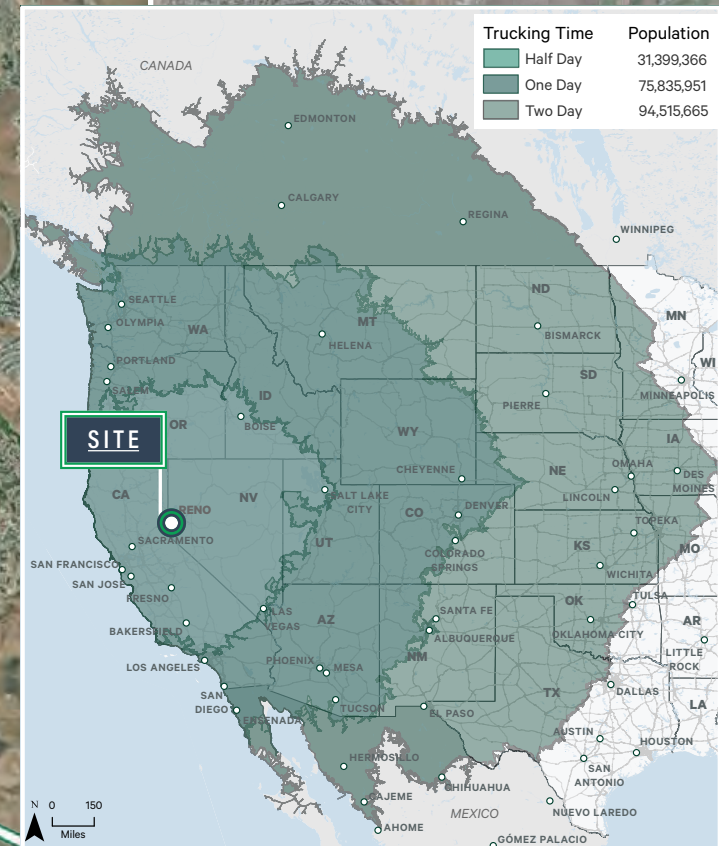


SUMMARY

- Office: BTS
- Clear Height: 36'
- Dock Doors: 20 (9' x 10')
- Grade Level Doors: 2 (12' x 14')
- Column Spacing: 49' x 55'
- Auto Parking Stalls: 138
- Power: 4,000 Amps



LOCATION ACCESS





AREA DEMOGRAPHICS

WITHIN A 45-MINUTE DRIVE
(2023 ESTIMATES)



543,811
2023 Population
(45-min Drive)



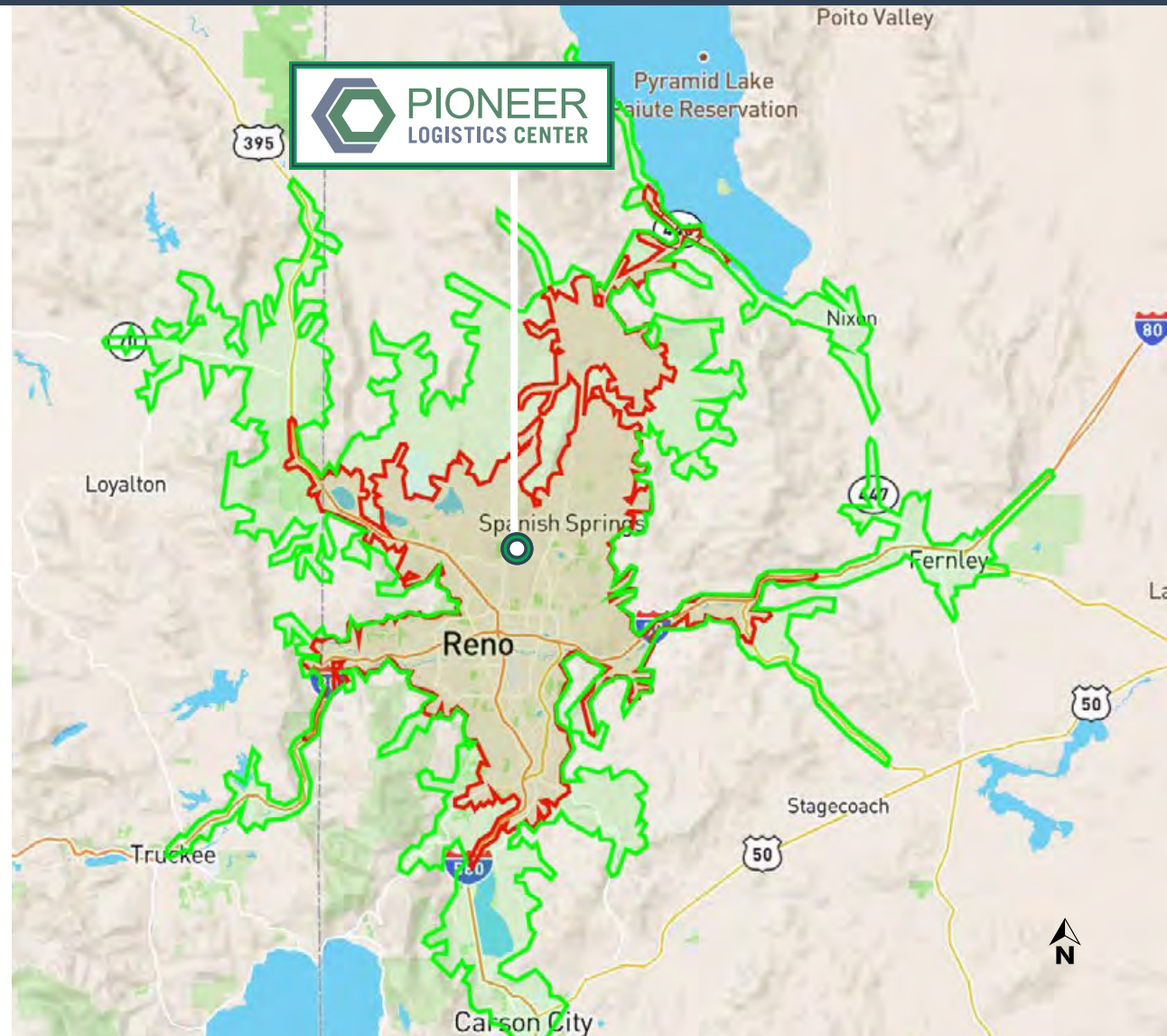
\$106,273
2023 Avg. HH Income
(45-min Drive)



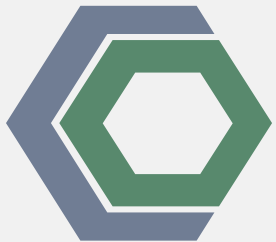
\$522,658
2023 Avg. Housing Value
(45-min Drive)

	30-MIN DRIVE	45-MIN DRIVE
TOTAL POPULATION	455,856	543,811
TOTAL HOUSEHOLDS	189,177	224,187
MILLENNIAL POPULATION	101,921	118,030
GEN X POPULATION	86,174	102,225
AVERAGE HOUSEHOLD INCOME	\$106,562	\$106,273
EMPLOYED POPULATION	233,637	275,575
MANUFACTURING WORKERS	21,821	26,516
WAREHOUSE/DISTRIBUTION WORKERS	16,235	18,593

30-MIN DRIVE 45-MIN DRIVE



***PHASE 1 CONSISTS OF TWO BUILDINGS
IN THE NEWEST MULTI-BUILDING INDUSTRIAL PARK IN SPARKS***



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