



**NORTH VALLEYS**  
 Areas: 1 - Stead, 2 - No. Valleys, 10 - Spanish Springs  
 Size: 16,382,684 SF  
 Vacancy: 5.84% ▼  
 957,320 SF

**SPARKS**  
 Areas: 5 - W. Sparks, 6 - E. Sparks, 7 - Vista  
 Size: 26,175,066 SF  
 Vacancy: 12.82% ▲  
 3,354,528 SF

**I-80 EAST CORRIDOR**  
 Areas: 11 - Patrick, 12 - Fernley  
 Size: 12,725,728 SF  
 Vacancy: 6.96% ▲  
 885,968 SF

**RENO CENTRAL / WEST**  
 Areas: 3 - C. Reno, 4 - Reno W.  
 Size: 1,410,606 SF  
 Vacancy: 3.52% ▼  
 49,591 SF

**AIRPORT**  
 Areas: 8 - Airport  
 Size: 8,872,036 SF  
 Vacancy: 10.65% ▲  
 944,577 SF

**SOUTH RENO**  
 Areas: 9 - South Meadows  
 Size: 9,043,313 SF  
 Vacancy: 1.49% ▼  
 134,310 SF

**CARSON CITY - DAYTON - MINDEN**  
 Size: 1,410,606 SF  
 Vacancy: Sq. Ft. are excluded from the market recap  
 Drive Time: 30 min. - 1 hr.

Deviation From Market Vacancy (8.48%)		
Red	▲	25+% Above
Orange	▲	10-25% Above
Yellow	▲	2-10% Above
White	□	Market ± 2%
Light Blue	▼	2-10% Below
Royal Blue	▼	10-25% Below
Dark Blue	▼	25+% Below
Vacancy Rise or Fall from Q2 2014		
▲	▲	
▼	▼	

Sub-Market	Size	Vacant	Vac. %	Gross Abs.	Net Abs.	Spec BTS ytd	BTS Const. ytd	Total Const.
North Valleys	16,382,684	957,320	5.84%	624,000	624,000	0	624,000	624,000
I-80 East Corridor	12,725,728	885,968	6.96%	100,642	[-416,078]	0	0	0
Sparks	26,175,066	3,354,528	12.82%	918,950	1,274	0	606,117	606,117
Airport	8,872,036	944,577	10.65%	116,780	[-149,543]	0	0	0
Reno Central/West	1,410,606	49,591	3.52%	107,570	107,570	0	0	0
Reno South	9,043,313	134,310	1.49%	160,507	144,507	0	0	0
<b>TOTALS</b>	<b>74,609,433</b>	<b>6,326,294</b>	<b>8.48%</b>	<b>2,028,449</b>	<b>311,730</b>	<b>0</b>	<b>1,230,117</b>	<b>1,230,117</b>



- 1. STEAD**  
15 minutes north of Interstate 80 / US 395/580 interchange. Mostly class “A” locations. Excellent nearby labor availability. Available, generally big-box sized. Many Fortune 500 firms. Sites to develop. Rail service.
- 2. NORTH VALLEYS**  
5-10 minutes north of Interstate 80 / US 395/580 interchange. Excellent nearby labor availability. Locations available, some rail served. Mostly big-box sized. Few sites to develop.

  - A. Security Circle - Smaller, class “B” and “C” properties
  - B. Golden Valley - Excellent highway access. Larger class “A” locations.
  - C. Panther Valley - Small, older area. Poor access. Mostly class “C” locations.
  - D. Parr Area - Larger, class “B” locations. Rail served.
- 3. CENTRAL RENO**  
All areas generally not suited for modern logistics operations.
- 4. RENO WEST**  
Older area, with exception of the modern Patagonia location. Dated infrastructure, rail use delays, class “B” and “C” locations. Few development sites. Adjacent to the river.
- 5. WEST SPARKS**  
Generally, a decent supply of vacancy in class “B” locations. Good overall locations. Some rail service. Dated infrastructure. Some low lying areas. Varied sizes available.
- 6. EAST SPARKS**  
Similar to west Sparks, except some class “A” locations. Excellent location. Some rail service. Better infrastructure than west Sparks. Some low lying areas. Varied sizes available.
- 7. VISTA**  
Newer area, mostly class “A” locations. Excellent locations and infrastructure. Two overnight hubs. Some flex space otherwise, all big-box sized.
- 8. AIRPORT**  
Mixed-use area ranging from big-box, flex, R&D, light assembly, class “A” to class “B-”. Good locations. Infrastructure varies based on area. Various sizes available.
- 9. SOUTH MEADOWS**  
New area in town, generally achieving a small upward price adjust based on the area. Mixed-use from class “A” big-box to flex, retail, general commercial, office and residential. Sized generally for big-box locations.
- 10. SPANISH SPRINGS**  
New area, big box class “A” location. Poor access to highway system. Excellent access to labor. Residential uses generally populate the area. Land for development.
- 11. PATRICK**  
20 minutes east of Interstate 80 / US 395/580 interchange, on Interstate 80. Huge industrial park housing. New, big-box, class “A” occupants. Rail served. Ample land for development. No local labor access.
- 12. FERNLEY**  
35 minutes east of Interstate 80 / US 395/580 interchange, on Interstate 80. Mixed-use industrial area from class “A” big-box to general commercial use. Rail served area. Excellent access to local labor. Land for development.
- 13. CARSON VALLEY**

Carson City	Highly mixed industrial area from older manufacturing use sites to older flex property to mixed, general commercial use. 30 minutes off east-west interstate traffic system. Many areas have no CC&R’s, yielding highly mixed and varied uses.
Dayton	Moderate sized industrial park with CC&R’s. Investment grade properties. Adjacent to a runway and a signature golf course. Single tenant properties. Generally owner-user with limited property availability.
Minden/Gardnerville	Mixed-use area. Generally populated with owner-user, light assembly and manufacturing type facilities. In a placid, picturesque setting.