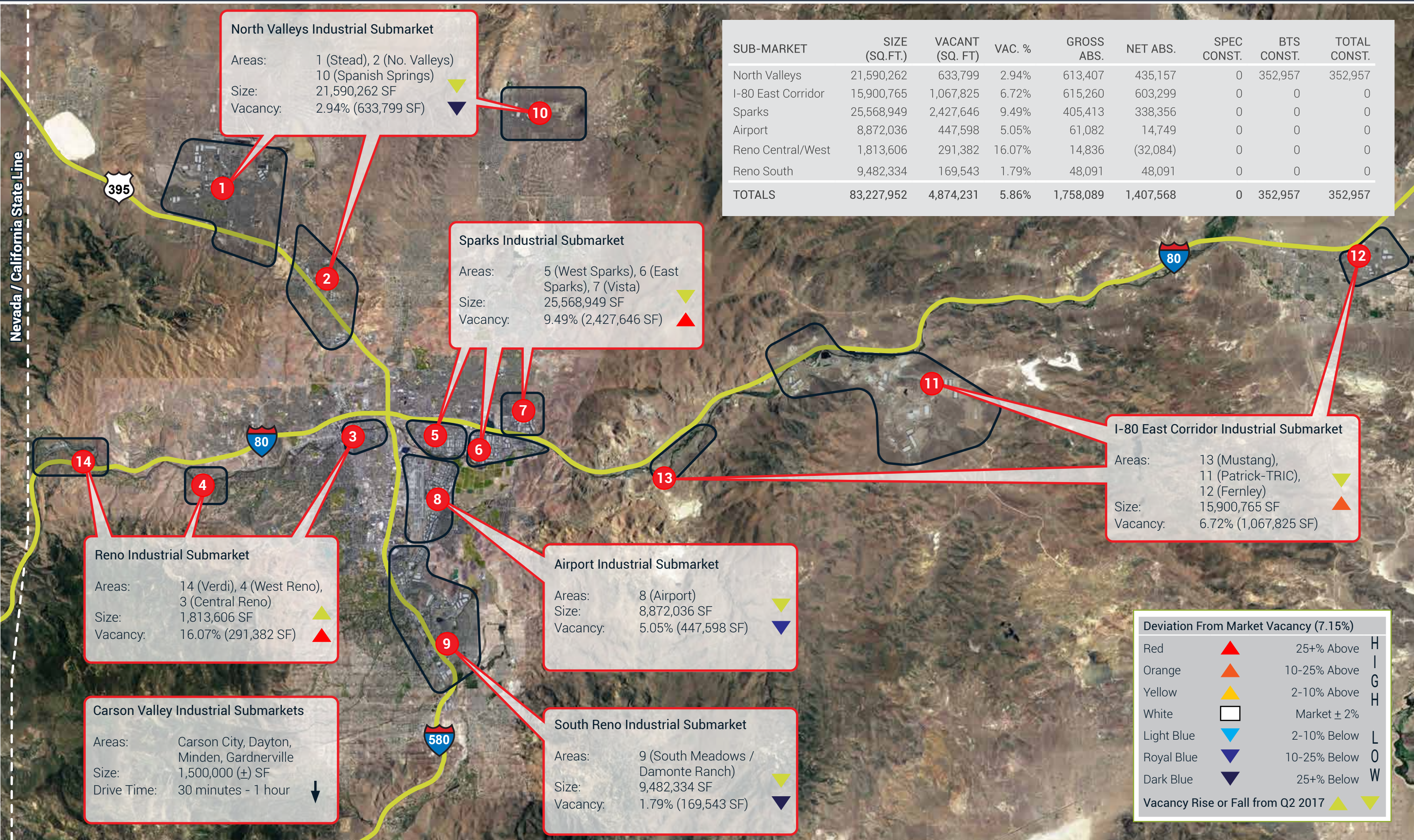


**NO. NEVADA INDUSTRIAL SUBMARKETS (Q4 2017 INDUSTRIAL VACANCY: 5.86%)**



**North Valleys Industrial Submarket**  
 Areas: 1 (Stead), 2 (No. Valleys), 10 (Spanish Springs)  
 Size: 21,590,262 SF  
 Vacancy: 2.94% (633,799 SF)

**Sparks Industrial Submarket**  
 Areas: 5 (West Sparks), 6 (East Sparks), 7 (Vista)  
 Size: 25,568,949 SF  
 Vacancy: 9.49% (2,427,646 SF)

**I-80 East Corridor Industrial Submarket**  
 Areas: 13 (Mustang), 11 (Patrick-TRIC), 12 (Fernley)  
 Size: 15,900,765 SF  
 Vacancy: 6.72% (1,067,825 SF)

SUB-MARKET	SIZE (SQ.FT.)	VACANT (SQ. FT)	VAC. %	GROSS ABS.	NET ABS.	SPEC CONST.	BTS CONST.	TOTAL CONST.
North Valleys	21,590,262	633,799	2.94%	613,407	435,157	0	352,957	352,957
I-80 East Corridor	15,900,765	1,067,825	6.72%	615,260	603,299	0	0	0
Sparks	25,568,949	2,427,646	9.49%	405,413	338,356	0	0	0
Airport	8,872,036	447,598	5.05%	61,082	14,749	0	0	0
Reno Central/West	1,813,606	291,382	16.07%	14,836	(32,084)	0	0	0
Reno South	9,482,334	169,543	1.79%	48,091	48,091	0	0	0
<b>TOTALS</b>	<b>83,227,952</b>	<b>4,874,231</b>	<b>5.86%</b>	<b>1,758,089</b>	<b>1,407,568</b>	<b>0</b>	<b>352,957</b>	<b>352,957</b>

**Reno Industrial Submarket**  
 Areas: 14 (Verdi), 4 (West Reno), 3 (Central Reno)  
 Size: 1,813,606 SF  
 Vacancy: 16.07% (291,382 SF)

**Airport Industrial Submarket**  
 Areas: 8 (Airport)  
 Size: 8,872,036 SF  
 Vacancy: 5.05% (447,598 SF)

**Carson Valley Industrial Submarkets**  
 Areas: Carson City, Dayton, Minden, Gardnerville  
 Size: 1,500,000 (±) SF  
 Drive Time: 30 minutes - 1 hour

**South Reno Industrial Submarket**  
 Areas: 9 (South Meadows / Damonte Ranch)  
 Size: 9,482,334 SF  
 Vacancy: 1.79% (169,543 SF)

**Deviation From Market Vacancy (7.15%)**

Red	▲	25+% Above	HIGH
Orange	▲	10-25% Above	
Yellow	▲	2-10% Above	
White	□	Market ± 2%	
Light Blue	▼	2-10% Below	
Royal Blue	▼	10-25% Below	LOW
Dark Blue	▼	25+% Below	

**Vacancy Rise or Fall from Q2 2017** ▲ ▼



# NO. NEVADA INDUSTRIAL SUBMARKETS - AREA DESCRIPTIONS

1. **Stead**  
15-minutes north of Interstate 80 / Interstate 580 (US 395) interchange. Mostly class "A" locations. Excellent nearby labor availability. Generally big-box sized. Many Fortune 500 firms. Few sites to develop. Some isolated rail service.
2. **North Valleys**  
5 to 10-minutes north of Interstate 80 / Interstate 580 (US 395) interchange. Excellent nearby labor availability. Locations available. 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. Some rail served.
3. **Reno - Central**  
All areas generally not suited for modern logistics operations.
4. **Reno - West**  
Older area, with exception of the modern Patagonia location and some new infills. Dated infrastructure, rail use delays, class "B" and "C" locations. Few development sites. Adjacent to the river, presenting flood exposure.
5. **Sparks - West**  
Generally, a decent supply of vacancy in class "B" locations. Good overall locations. Occasional rail service. Dated infrastructure. Some low lying, flood prone areas. Varied sizes available.
6. **Sparks - East**  
Similar to west Sparks plus some newer class "A" locations. Excellent location. Some rail service. Better infrastructure than west Sparks. Some low lying, flood prone areas. Varied sizes available.
7. **Vista**  
Newer area with mostly class "A" locations. Excellent locations and infrastructure. Two overnight freight hubs. Minimum flex space with emphasis on big-box size.
8. **Airport**  
Mixed-use area ranging from big box, flex, R&D, light assembly, class "A" to class "B-". Excellent locations. Infrastructure based on area. Low vacancy. Various sizes available.
9. **Reno - South (South Meadows / Damonte Ranch)**  
Newer 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. Congested and poor access to highway system. Excellent access to labor. Land available for development.
11. **Patrick / Tahoe-Reno Industrial Center (TRIC)**  
20 minutes east of Reno/Sparks on Interstate 80. Massive industrial park. New big-box, class "A" occupants. Rail served. Ample land for development. No local labor.
12. **Fernley**  
35 minutes east of Reno/Sparks 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 available for development.
13. **Verdi**  
Older area, with exception of the modern Patagonia location and some new infills. Dated infrastructure, rail use delays, class "B" and "C" locations. Few development sites. Adjacent to the river, presenting flood exposure.
14. **Sparks - West**  
Generally, a decent supply of vacancy in class "B" locations. Good overall locations. Occasional rail service. Dated infrastructure. Some low lying, flood prone areas. Varied sizes available.

## 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. Adjacent to a runway and 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.