



**Dermody Properties and Kiley Ranch introduce
a world-class industrial business park.**

Contact Information:

J. Michael Hoeck, SIOR

Direct: 775-336-4621

Email: jmhoeck@naialliance.com

Michael Nevis, CCIM

Direct: 775-336-4623

Email: mnevis@naialliance.com

Scott Shanks, SIOR

Direct: 775-336-4671

Email: sshanks@naialliance.com

Why Locate at Kiley Ranch?

There are numerous benefits to a company that locates in the Kiley Ranch Commerce Center. A blended work/live/play environment will provide a qualified and ready workforce. Reno/Sparks' excellent location provides logistics and shipping benefits for manufacturing and distribution firms to reach major West Coast and international markets.

Also, Nevada's business friendly environment offers unsurpassed tax and regulatory advantages. We believe you'll find the Kiley Ranch Commerce Center to be an excellent location for your business.

Kiley Ranch is just off Pyramid Highway in the Reno/Sparks, Nevada region, just minutes from US Highway 395 and 15 minutes from the I-80 Interchange.

Kiley Ranch Commerce Center is represented by NAI Alliance, a locally owned Northern Nevada commercial real estate firm with 90 years of collective experience in the industrial and office sector. NAI Alliance along with the development expertise of Dermody Properties will work together to develop Kiley Ranch Commerce Center into the newest and most preferred Commerce Center in northern Nevada.



Why Locate at Kiley Ranch?

- Kiley Ranch is a master-planned 800-acre community, combining business and residential properties.
 - The community sits in the center of Spanish Springs and is connected to other submarkets throughout the valley.
 - Kiley Ranch is a strategic location for regional, national and international corporate distribution operations, with close proximity to Interstate 80, US Highway 395, and Interstate 580.
 - This will be the newest commerce center near the UPS Regional Hub, allowing for late pick up capabilities.
 - The 800-acre community will have a variety of build to suit facilities for sale or lease to meet any company's unique business needs, and Kiley Ranch is an ideal location for anything from warehouse and distribution facilities, to manufacturing, to customer service centers.
 - Kiley Ranch was planned to be a residential and business community, with shopping, restaurants, parks and other services only five minutes away.
 - The Spanish Springs community provides a large and exceptionally well-educated workforce (91.3% of those over 25 have at least a high school degree).
 - All properties within the commerce center will be built to Dermody Properties' LogistiCenter Class A industrial standards.
 - Nevada is a business friendly state, committed to economic development.
 - Join corporate neighbors such as Leviton, Belimo, Wirtz Beverage, Parts Unlimited, Velux, Swanson and Newgistics.
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Dermody Properties, a 50-year veteran of national industrial development, and the visionary management of Kiley Ranch have created an alliance to provide a truly world-class industrial/business park in this innovative development in Reno/Sparks, Nevada. The Dermody Properties team provides the experience and expertise to companies who need strong leadership during their development process.

Demographics

Population:	Households:	Median Age:
1-mile: 2,280	1-mile: 857	1-mile: 30.0
3-mile: 45,896	3-mile: 15,857	3-mile: 36.2
5-mile: 109,940	5-mile: 38,663	5-mile: 36.3

Logistics

Proximity to Transportation Modes

- 10.6 miles to Reno-Tahoe International Airport
- 16.3 miles to Reno-Stead FBO
- 6.6 miles to UPS Regional
- 9.8 miles to FedEx
- 6.1 miles to FedEx Ground
- 9.3 miles to FedEx LTL

Highway Infrastructure

- 6.2 miles to Interstate 80 (east to SLC / west to SAC-SFO)
- 8.1 miles to US 395 (north to PDX-SEA / south to LAX)
- 34.8 miles to US 95 (south to LAS-PHX)

 **Kiley Ranch**
Commerce Center
Developed by Dermody Properties



Dermody.com/Kiley



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