

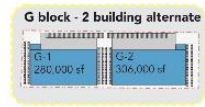
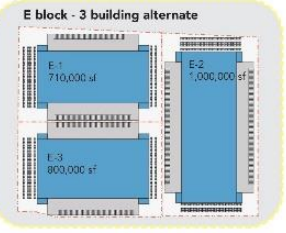


This rendering depicts the first phase of development of over 7 million sf of high spec Class A industrial and manufacturing buildings and other commercial uses on approximately 2500 Acres of the 4,314.51 Acr Victory Logistics District Project south of the I80 and north of Hwy 50. Note the I80 access shown at the Nevada Pacific Prkwy interchange.



This rendering depicts the potential for a transload facility (both UPRR and BNSF) that will serve the 2500 Acr portion of Victory Logistics District north of Hwy 50 and south of I80 which will include over 7 million sf of High Spec industrial, manufacturing and commercial buildings.





Phase I Master Plan summary

Building	Site Area +/-		Building Area +/-	FAR
A	2,420,000 sf	53.6 ac	810,000 sf	0.33
B	646,000 sf	14.8 ac	246,000 sf	0.38
C	430,000 sf	9.9 ac	200,000 sf	0.47
D	915,000 sf	21.0 ac	440,000 sf	0.48
E-1	2,575,000 sf	59.1 ac	1,250,000 sf	0.49
E-2	2,710,000 sf	62.2 ac	1,370,000 sf	0.51
F-1	915,000 sf	21.0 ac	380,000 sf	0.42
F-2	1,310,000 sf	30.1 ac	600,000 sf	0.46
F-3	1,330,000 sf	30.5 ac	600,000 sf	0.45
G	1,230,000 sf	28.2 ac	660,000 sf	0.54
H-1	1,810,000 sf	41.6 ac	860,000 sf	0.48
H-2	720,000 sf	16.5 ac	325,000 sf	0.45
<b>Totals</b>	<b>17,011,000sf</b>	<b>391 ac</b>	<b>7,741,000sf</b>	



**VICTORY  
LOGISTICS  
DISTRICT**



**Preliminary Phase I Master Plan**



The rendering depicts the Preliminary Master Plan for Victory Logistics District which includes over 7 million sf of Class A High Spec industrial, manufacturing and commercial space including the 800,000 sf, 40 Clr Ht speculative distribution facility shown on the east side of the existing Sherman Williams facility and just south of I80 which has its development commencement planned for Summer of 2020.