PRESS RELEASE
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Port of Nevada™/ARCO Team Complete Construction of New, 238,680 Sq. Ft. Industrial Building Ready for Tenants

The Development Expands Industrial, Rail Opportunities at Northern Nevada's 224-acre Inland Port

FERNLEY, NV – The Port of Nevada, a 224-acre, inland port operation and intermodal ramp in Northern Nevada, is proud to announce its new 238,680 square foot industrial building has been fully constructed and is ready for tenants. The facility provides modern industrial space within an established inland port with rail, intermodal and transloading capabilities. Developed by Industrial Realty Group, LLC (IRG), in partnership with ARCO National Construction, the building represents a major milestone in the continued development of the 224-acre property in Fernley. It adds new space for manufacturing, warehousing and distribution users seeking access to the Port's transportation infrastructure and major western markets.

"Completing this building is an important step in our long-term investment in the Port of Nevada," said Justin Lichter, Chief Investment Officer of IRG. "We are bringing industrial space and freight services together in one location, giving businesses more flexibility in how they operate and move goods. This type of turnkey solution does not currently exist in the market, giving companies operating on site a real competitive edge. Our goal is to attract these growing companies and create lasting economic opportunities for Fernley and Northern Nevada."

The building includes 25 loading docks, four drive-in doors and 50-foot-by-54-foot column spacing. Its location on U.S. Highway 50, near Interstate 80 and with connections to U.S. Highway 95, provides access to regional customers and western distribution routes.

"We're proud to partner with Industrial Realty Group on this state-of-the-art facility at the Port of Nevada. With its modern design, access to rail, and strategic location in Northern Nevada, the building offers significant opportunities for companies looking to expand their operations in the area. We appreciate IRG's continued trust in ARCO," said Jenna Martini Operating Partner with ARCO National Construction.

The Port of Nevada is dual-served by Union Pacific Railroad and BNSF Railway and offers direct intermodal connectivity to the Port of Oakland. On-site capabilities include rail switching, transloading, container handling and commodity storage, allowing users to coordinate industrial operations with freight movement. For tenants, on-site warehousing and freight services can reduce transfers between facilities, while rail to Oakland and shorter local truck trips can lower transportation costs and exposure to Donner Pass weather delays. Customers may also reduce demurrage and per diem charges, gaining flexibility in container storage and delivery timing. Tenants shipping through the Port of Nevada are able to bypass DOT weight restrictions allowing our customers to ship up to 20% more per container.

Completion of this phase builds on IRG's ongoing investment in the Port's rail infrastructure and industrial development. The property also offers land for future development and outdoor storage, creating opportunities for companies to establish or expand operations alongside the inland port.

For more information about the building and leasing opportunities, visit www.PortofNevada.com or contact Brian Armon, Senior Vice President at NAI Alliance, at (775) 336-4629 or barmon@naialliance.com.

Links:

New Images - https://irgra.egnyte.com/fl/vpCw6DbPrQvX

Loopnet Listing - https://www.loopnet.com/Listing/17127-Inland-Port-Dr-Fernley-NV/36187894/

About Port of Nevada

Located 25 minutes from Reno and FTZ ready, the Port of Nevada is an inland port operation includes a full-service intermodal and rail facility with switching, potential 24/7 transloading, chassis service, storage of multiple commodities (including liquids, dry bulk, and dimensional materials), onsite truck scale and other rail infrastructure. The project has been awarded $6.1 million from the U.S. Department of Transportation's Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant and won various other awards.

Learn more at www.portofnevada.com.

About ARCO National Construction

ARCO National Construction is a premier, full-service design-build general contractor with more than 30 years of experience providing clients with complete project delivery throughout the United States. Our professional, qualified team of engineers, project managers, superintendents, and architects is capable of designing and building the most demanding construction projects anywhere in the country. We pride ourselves in offering the best, most cost-effective, single-source, turnkey solutions and adding value to every project.

For more information, visit www.arconational.com.

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