

Northern Nevada

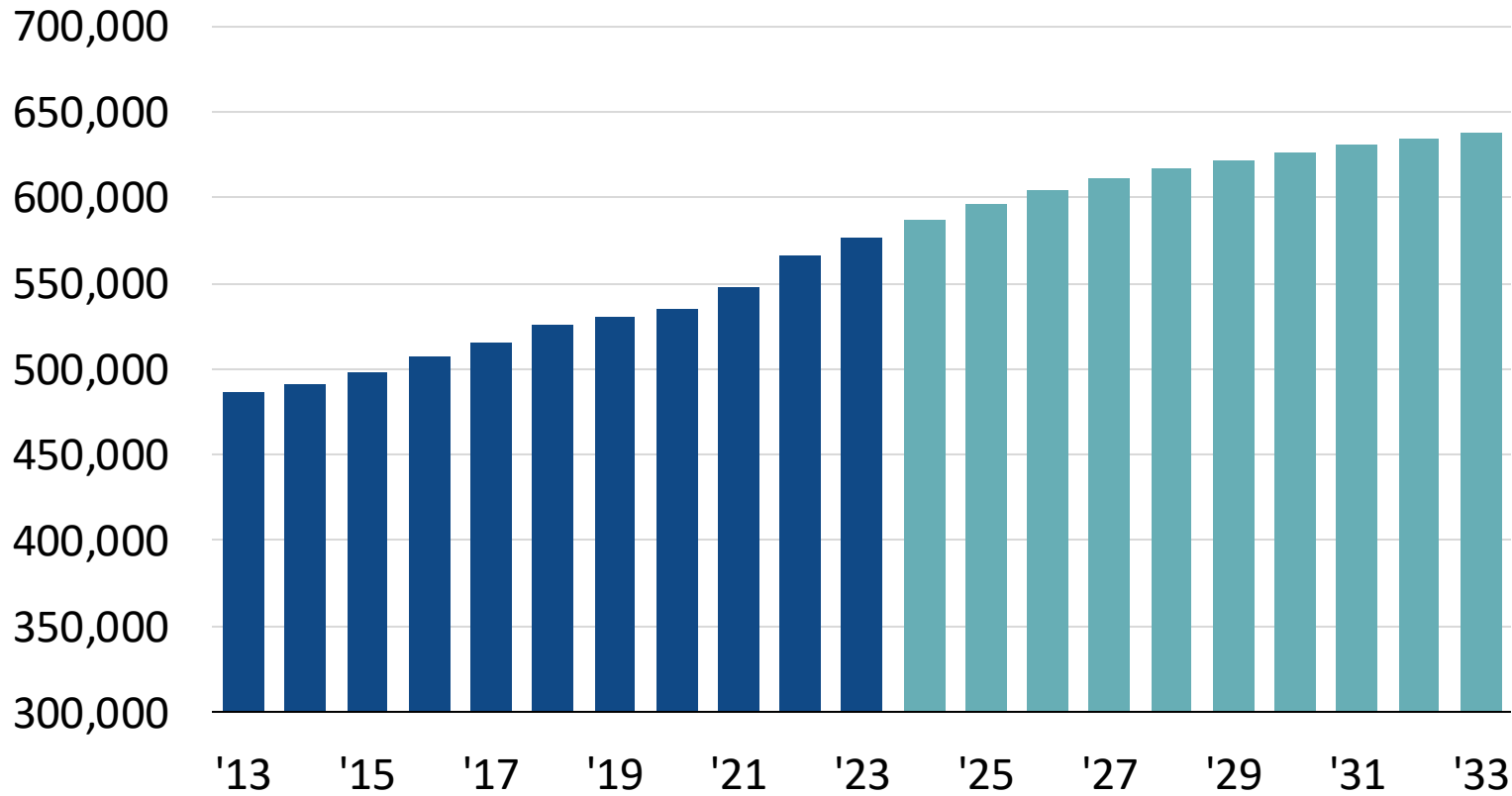


Overview

- › Washoe County's positive economic momentum continues - new jobs, investments & tax abatements help incentivize new projects
- › Unprecedented level of industrial development activity
 - › **125 Million SF Industrial Base**
 - › **8.5 Million SF Delivered in 2025**
 - › **140% of 5-year Development Average**
- › EDAWN's project pipeline and economic development prospect activity remain very strong
- › Healthy job market and surging industrial economy continue to fuel residential, retail, and commercial demand/development
- › The tight labor force and housing market are two potential constraints on growth
- › Inflation and rising interest rates expected to slow development activity, but haven't yet



Projected Population Growth



+90,280
Residents
Added Since
2013

+61,500
Residents
Added
By 2033

Source: Applied Analysis via Nevada State Demographer (Nevada County Population Projections – 20 Year)



Submarkets We Serve

WASHOE COUNTY

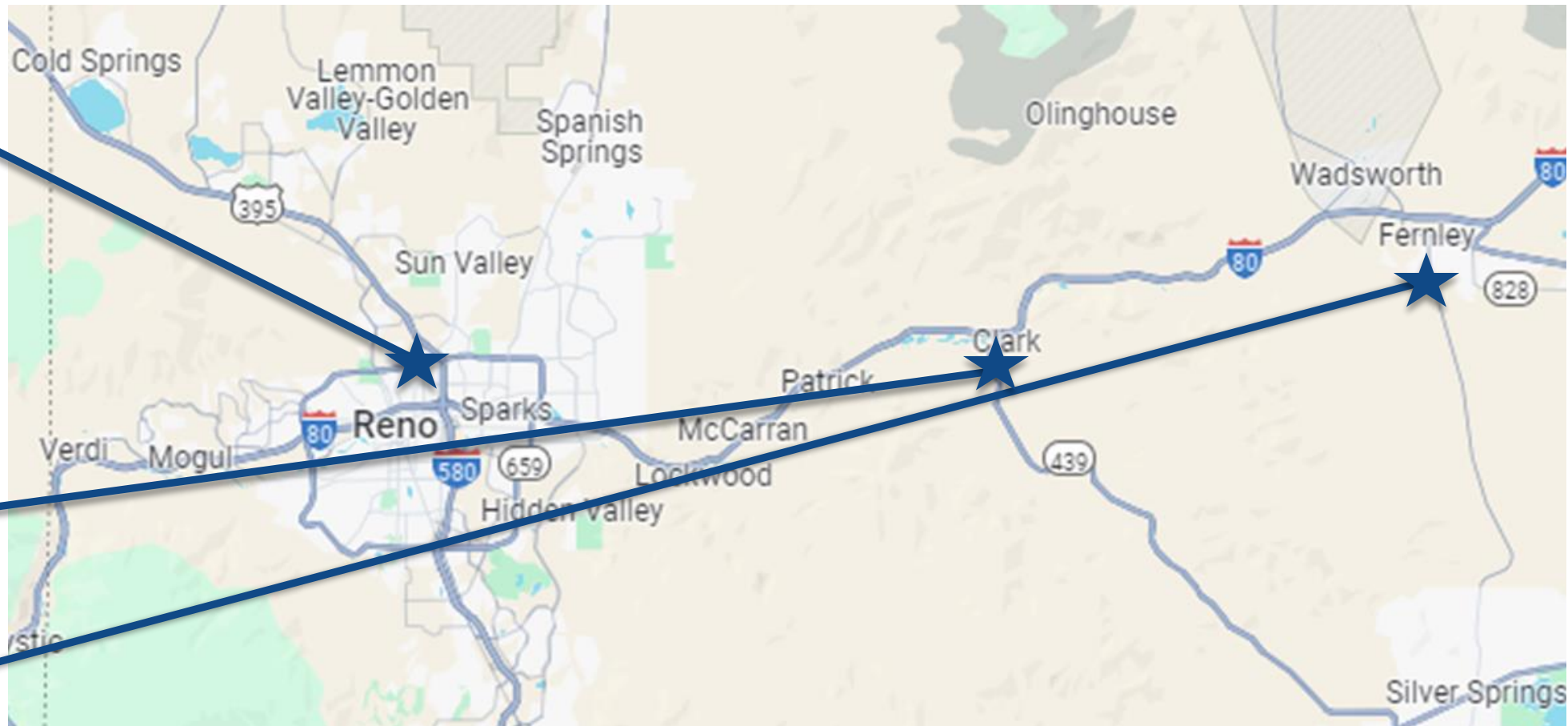
- RENO / SPARKS
- NORTH VALLEYS
- SPANISH SPRINGS BUSINESS PARK
- VERDI / INCLINE

STOREY COUNTY

- TAHOE-RENO INDUSTRIAL CENTER

LYON COUNTY

- CITY OF FERNLEY



Why Northern Nevada?



- **Business Friendly Environment**
- **Cost of Living & Quality of Life**
- **Economic Growth & Stability**
- **Tax Benefits**
- **Strategic Location & Infrastructure**
- **Thriving Community**
- **Unified Vision for Innovation**

Nationally Ranked

- #1 – Clean Energy
- #5 – Best Economy
- #6 – Best Business Climate
- #9 – Best Performing Cities
- #21 – Reno Best Cities for Outdoor Activities
- #25 – Reno/Sparks Largest Gen Z Workforce
- Reno Named “Happiest Place to Live” by Outdoor Magazine
- UNR - Designated Tech Hub – EV Battery Lithium Loop
- Tourism to Reno helps make the transportation sector Nevada’s biggest energy consumer



Attract Diverse Industries

- EV / Clean Energy
- Advanced Manufacturing
- Technology Ecosystem / Data Centers
- Logistics, Distribution, E-Commerce
- Aerospace & Defense
- Health & Medicine / Life Sciences
- Professional Office & Business Support

University of Nevada

- Tier 1 public university ranking.
- Carnegie R1; prestigious designation for doctoral universities & research activity.
- **2024 Student Enrollment: 23,029**
- **+60% of graduating students stay in region**
- NSF Engines Awardee
- Since 2009, +\$1 billion dollars has been invested into the campus.
 - 290 Acres
 - 180 Buildings
 - 60 Research facilities
 - 12 Museums & Galleries
 - 128k SF – New College of Business: Opening Fall 2025

“The University is fully aligned with our vision for a New Nevada economy and is enhancing the research and development capabilities of Nevada industry.” – *President Brian Sandoval, UNR*



Truckee Meadows Community College



20 Locations Enroll +/- 20,000 Students

- *Degree & Certificates Awarded: +3,000*
- *95% of graduating students stay in Nevada*



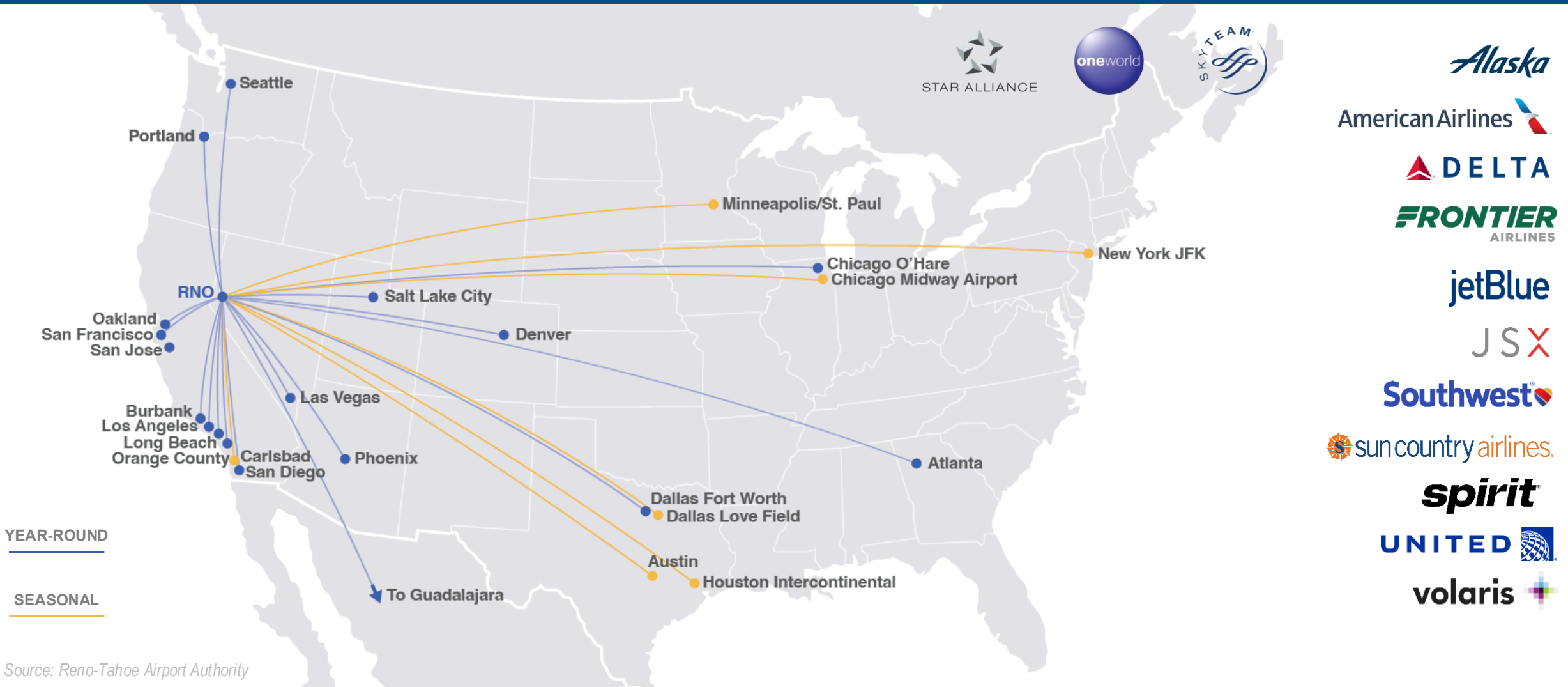
Quality of Life

- Outdoor Recreation
- Multiple City-wide Events
- Large Festivals
- Proximity to Lake Tahoe & Bay Area
- Triple-A Baseball Park
- Walkability
- Lack of Traffic

Climate

- **4,500 Elevation**
- **Sierra Nevada Rain Shadow**
- **Avg. 300+ Days of Sunshine**
- **High-Desert / Low Humidity**
- **Avg. Rainfall = 7.5 inches**
- **Avg. Snowfall = 24 inches**

11 Airlines Connecting to 20+ Nonstop Destinations



Customer Reach

- Greater Reno-Sparks is a hub for distribution in the Western U.S.
- 1-day truck drive to more than 60,000,000 customers and 5 major U.S. ports serving the Pacific Rim.
- 2-day truck drive to 10 states.



Source: ITS Logistics & NAI Alliance



Nevada's Full-Service Intermodal Rail System

- Located within 25-minutes of Reno/Sparks
- Foreign Trade Zone Ready
- Direct Rail Access to the Port of Oakland Transload
- Imports/Exports
- Container Storage
- Ocean Carrier Termination Point
- Full Services, including container loading/unloading
- Cost & Time Savings



The Tahoe-Reno Industrial Center

- 107,000-Acre Industrial Park
- Located in Storey County; 9 Miles East of Reno/Sparks
- Zoned for Heavy Industrial
- Business-friendly Environment + Competitive Advantages:
 - Grading Permits = Avg. 7 Days
 - Building Permits = Avg. 30 Day Approval
 - Greenfield
 - Power/Water/I-80 Access/UP + BNSF Rail Service
 - FTZ Ready

Lithium Loop in Northern NV

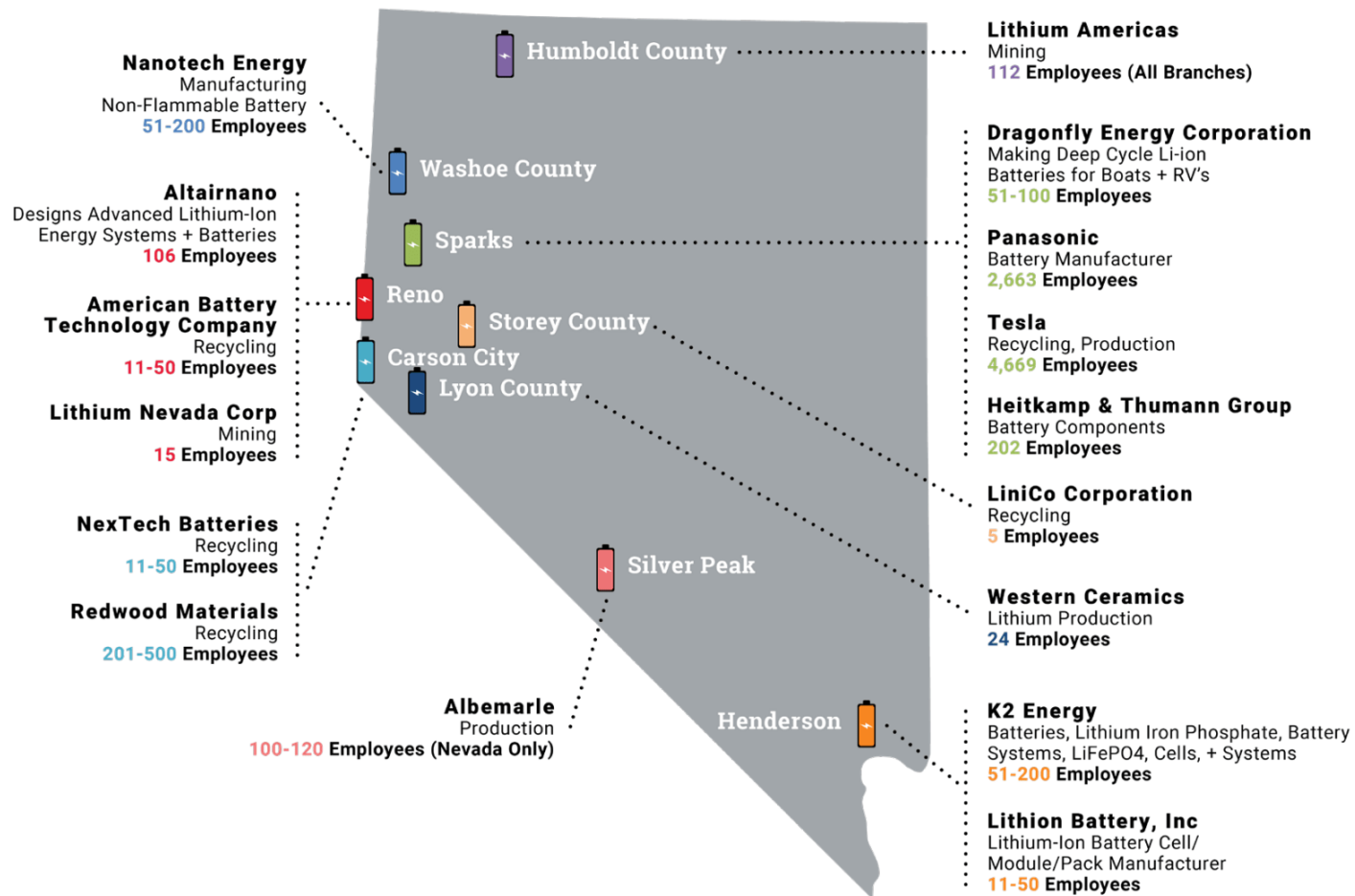
Northern Nevada Uniquely Positioned

\$75M EDA Tech Hub & \$150M NSF Engines Opportunity

Billions in Federal Subsidies to Establish Critical Infrastructure

Why Nevada?

- Largest Deposits of Lithium in US
- Existing Industry Clusters (Mining, Recycling, Manufacturing)
- Supply Chain Footprint / Lithium Loop
- Tax Climate & Incentive
- Workforce Development / Education Alignment



Operating in Northern Nevada:

- Tesla
- Panasonic Energy
- Google
- Switch
- Walmart Distribution
- Apple
- EdgeCore Digital Infrastructure
- Mars Petcare
- Redwood Materials
- NOW Foods
- Arcadia Cold Storage

- Vantage Data Centers
- American Battery Technology Co.
- Lithium Americas
- Dragonfly Energy
- Monin, Inc.
- Amazon
- Sierra Nevada Corp.
- Microsoft
- Ridgeline Apps
- Elemental LED
- XCF Global

Business Development Team



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Scan for more information:

