

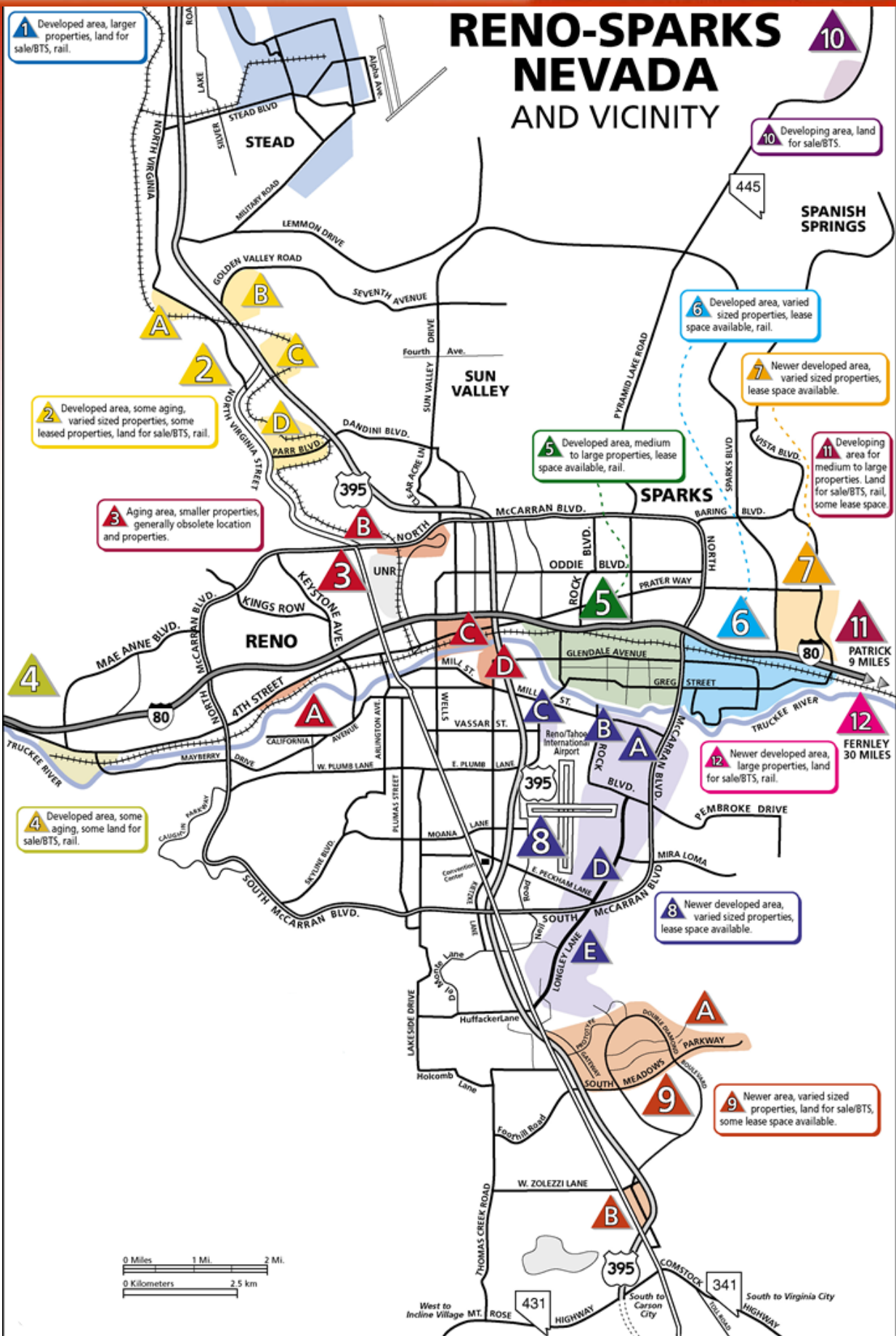


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MILLER INDUSTRIAL PROPERTIES
"Excellence in Industrial Real Estate"

NORTHERN NEVADA INDUSTRIAL MAP

RENO-SPARKS NEVADA AND VICINITY





1. **Stead / Silver Lake**
Five miles north of I-80/U.S. 395 Interchange. Building sites, some rail served. Home to R.R. Donnelly, Chevron, Amazon.com, J.C. Penney, Michelin, Hidden Valley Ranch, Petsmart, Tyco Int., Mack Trucks, General Motors, DuPont, etc.
2. **North Valleys Industrial Area.**
 - A. Security Circle: Parcels with small businesses, metal buildings
 - B. Golden Valley: Excellent infrastructure, highway access
 - C. Panther Valley: Small old industrial area, poor access
 - D. Parr Industrial: Large bulk warehousing users, rail and Hwy access
3. **Central Reno Industrial Area**
 - A. Dickerson Road: Generally not suited for modern distributors.
 - B. Valley Road: Ditto
 - C. East Commercial Row: Ditto
 - D. East Second Street: Ditto
4. **Reno West Business Park**
A few building sites remain, good infrastructure, varied size tenants, possible rail service.
5. **West Sparks Industrial Area**
Little left for development, tenant turnover provides good supply of available bulk industrial facilities.
Some rail service.
Excellent access.
6. **East Sparks Industrial Area**
Similar to West Sparks, very limited building sites. Supply of bulk industrial space due to turnover rates.
Some areas newer than West Sparks. Excellent access and some rail service.
7. **Vista Industrial Area**
Excellent infrastructure and access to I-80 near UPS hub. No Building sites available. Tenant turnover supplies the available bulk industrial space for this new area.
Some flex space available.
8. **Airport Industrial Area**
 - A. Dermody Business Park: High tech, light assembly, land for sale
 - B. Sierra Pacific Industrial: Industrial, R&D, bulk & flex space
 - C. North Airport Area: Retail, small commercial, no bulk distribution
 - D. Dermody Aircenter: Upscale area with corporate tenants.
 - E. Longley Lane: Bulk industrial properties for lease. Great locale.
9. **South Reno Industrial Area**
 - A. South Meadows Area: Upscale Planned Park includes bulk and flex, industrial, retail, residential and commercial. Good location, close to freeways. Excellent corporate image area.
 - B. Damonte Ranch: New bulk industrial for lease. Good location
10. **Spanish Springs Industrial Area**
Developing Area, Land for sale/BTS, 700 acres developing for industrial use.
11. **Patrick Industrial Area**
Multi-thousand acre industrial area 9 miles east of Reno with some rail served sites, speculative bulk distribution and manufacturing space available for lease as well as land for purchase or build to suit.
12. **Fernley Industrial Area**
Multi thousand acre industrial area 30 miles east of Reno with some rail served sites. Home to Amazon.com, UPS, Quebecor and other bulk users. Land for purchase or build to suit. Developing area.