



MILLER
INDUSTRIAL
PROPERTIES

Excellence in Industrial Real Estate

21,260 SF Industrial Building For Sale or Lease - Pricing Negotiable



3033 Waltham Way, McCarran, NV

- Less than 15 minutes from Reno
- Excellent Facility for Manufacturer
- Over 3 Acres of Yard Space
- Large Drive In Doors
- Building Easily Expandable
- Situated on 4.2 Acres
- Fenced
- Close to I-80
- Pad Ready for Future Building

Amenities

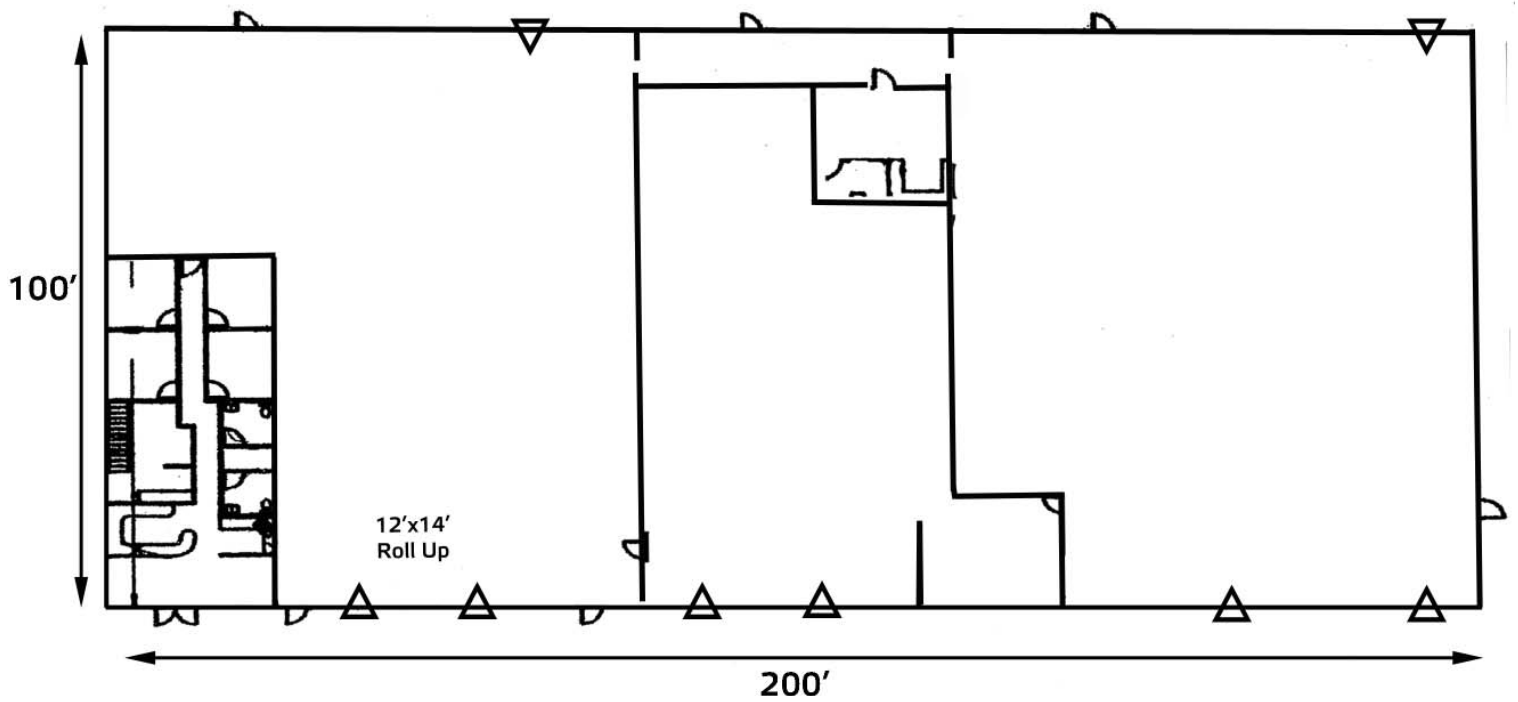
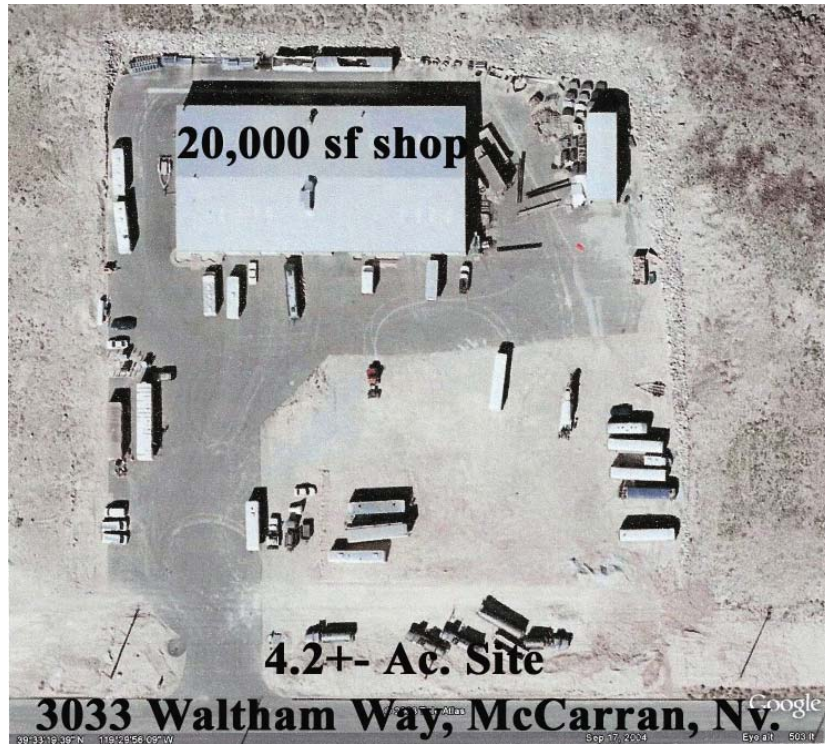
- Fully Insulated Walls & Roof
- Close to I-80
- Located in Rapidly Expanding Area
- Additional Pad Ready for Building
- Energy Efficient Building
- Landscaped

Specifications

- 18' Eave Height
- 1,500 SF of Office
- 800A / 480V Power
- 8 - 12'x14' Insulated Drive In Doors
- Skylights
- Metal Halide Lighting
- Utilities Stubbed to Building Pad
- 1260 sf outbuilding with full utilities
- 1.75 Acre Blacktopped
- Alarm System
- Year Built 2001
- Sprinklers .20gpm/1500sf



Floor and Site Plan



Description of Area & Maps

- Close to I-80, 15 minutes East of Reno-Sparks, Nv. Located in the largest industrial park in the US. Fast growing area with developing amenities for employees. A great business location.



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