



MILLER
INDUSTRIAL
PROPERTIES

Excellence in Industrial Real Estate

13,270 SF. for Lease
\$0.33/sf/Mo. NNN



580 Sunshine Lane, Reno, NV

- Great Central Location at Hwy 395 & I-80 Intersection!
- Flexible Use with Warehouse, Office, & Retail Showroom!
- Recently Upgraded Flooring, Paint, HVAC Systems, and Roof!
- Free 3,760 +/- Mezzanine Storage!

Description of Area & Map

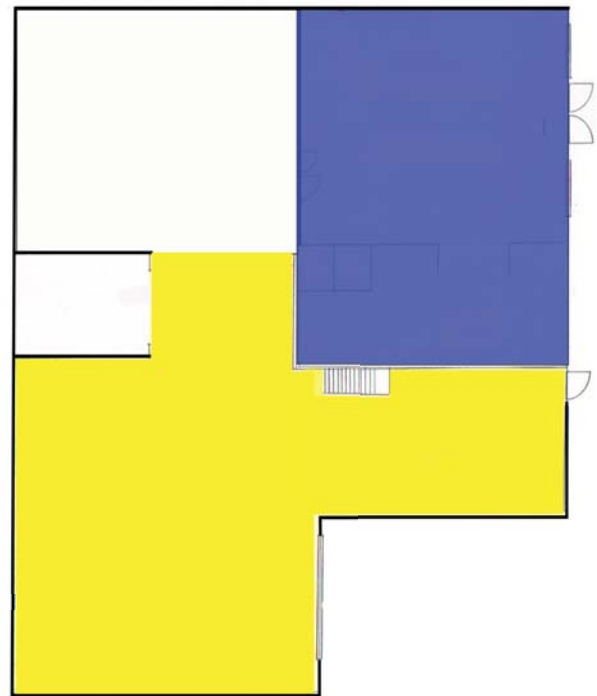
- Great Central Location at Hwy 395 & I-80 Intersection
- Very Close to Mill Street & Glendale Freeway Access
- Near the Airport, Grand Sierra Resort, and many Retail/Service Locations.



Specifications

- Masonry Block Construction
- 1 Dock Position
- 1 Drive in Roll Up Door
- 3,760 +/- sf Office/Showroom
- Two Bathrooms
- Zoned (I) Industrial with Retail Occupancy
- Free 3,760 +/- sf Mezzanine Storage
- 200 AMP/480V/3 Phase Power

Floor Plan



■ Office ■ 15' Clear Height □ 18' Clear Height



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