



MILLER
INDUSTRIAL
PROPERTIES

Excellence in Industrial Real Estate

16,000 - 32,160 SF Warehouse Suites
Up to 40,360 SF Paved Yard
For Lease - \$0.29/SF/Mo./NNN



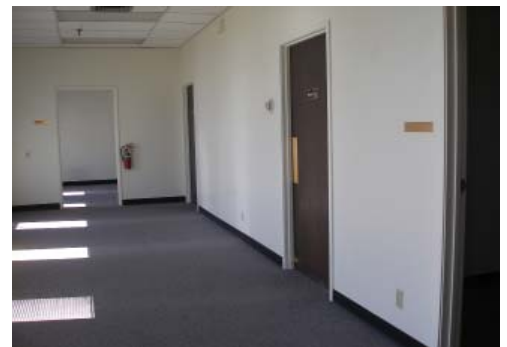
For Additional Properties:
mipnv.com

1545 & 1555 Industrial Way, Sparks, NV

- Great Facility For Manufacturing, Distribution, or Service Operations
- Existing Office / Showroom / Retail Space
- Ample Power (See Specifications)
- Excellent Central Reno / Sparks Industrial Location
- Fully Sprinklered

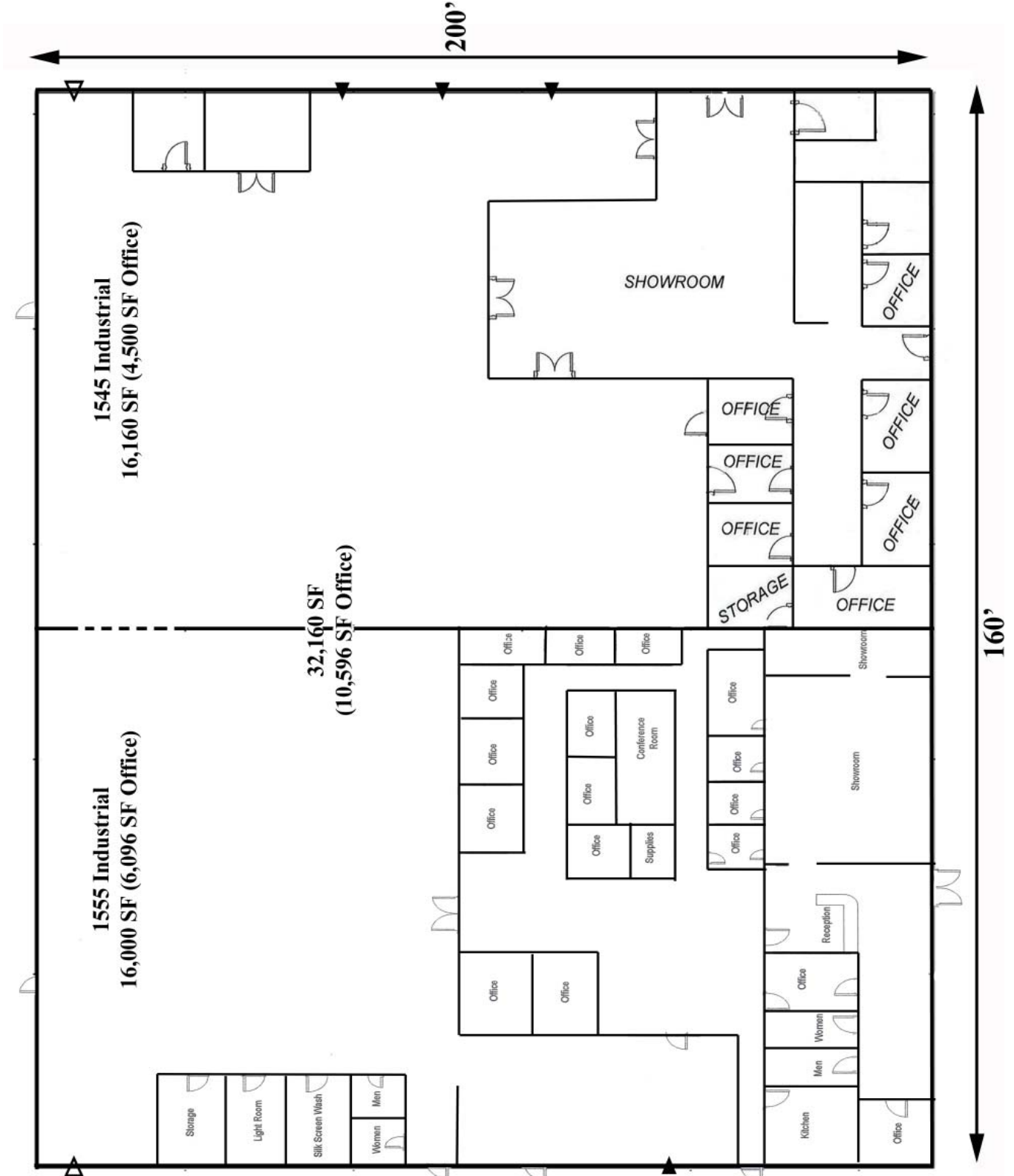
Specifications

- 16,000 - 32,160 +/- SF Industrial, Manufacturing, or Distribution Building Available for Lease
- 4,500 - 10,596 SF Office, Showroom, and Reception
- 20,360 SF Fenced Secure Yard Space + 20,000 SF Unfenced Yard
- 14' Minimum Clear Height
- 1,400A / 240V, 3 Phase
- Fully Sprinklered (.33/3000)
- 50x20 Column Spacing
- 2 Grade Level Doors
- 4 Dock Doors
- Skylights in Warehouse
- Concrete Tilt-Up Construction
- Zoned Industrial (I)
- Built in 1969



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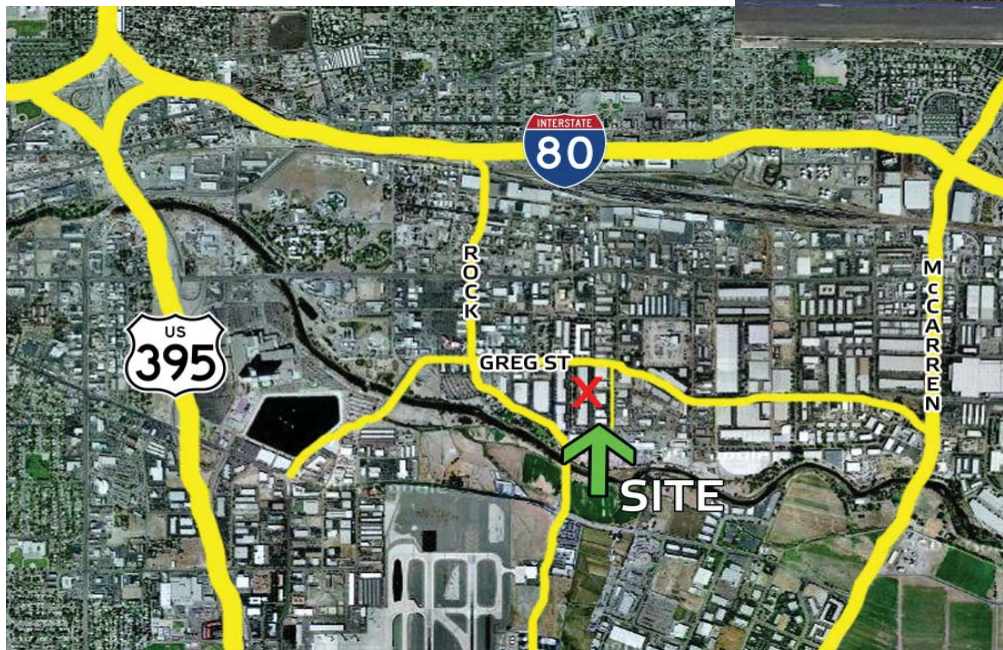
Floor Plan



1545 & 1555 Industrial Way, Sparks, NV

Description of Area & Maps

- Excellent Central Reno / Sparks Industrial Location
- Close to Skilled Labor Pool, Airport, & Bus Routes
- Freight Terminals very Close
- Within Minutes of I-80 and HWY 395



Site Plan



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