



MILLER
INDUSTRIAL
PROPERTIES

Excellence in Industrial Real Estate

For Additional Properties:
mipnv.com

Foreclosed - Industrial 2,300SF - 25,200SF Units
Sale=\$2,016,000.00
Lease=\$1,200/Mo. IG



255 Distribution Sparks, NV

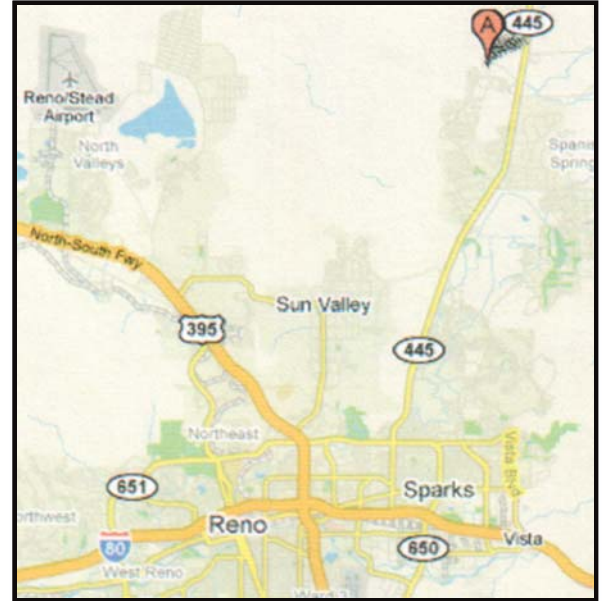
- Recently Foreclosed
- Owner Financing Available
- Flexible Terms
- 2,300-16,225 SF Suites Available
- No Additional CAMS/NNN Fees
- Green Construction with New T-5 Lighting System, Excellent Insulation, etc.

Specifications

- APN 538-190-01 through 10
- 2 Bldgs of Approx. 16,225 and 9,385SF parcelled/demised into 10 separate units of 2,300SF to 2,633SF each
- Zoned (I) Industrial
- 16' Clear Height
- 1 Drive In Door Per Unit (14')
- 200A/208V 3-Phase (tenants to verify)

Description of Area & Map

Spanish Springs/Sparks Industrial area, close to all support and labor. Excellent location for distribution or manufacturing.



Pricing

BUILDING ONE

UNIT #	TOTAL SF	OFFICE	LEASE PRICE	SALE PRICE
101	2,400	400	\$1,200	\$80/sf \$192,000
102	2,300	400	\$1,200	\$80/sf \$184,000
103	2,300	400	\$1,200	\$80/sf \$184,000
104	2,400	400	\$1,200	\$80/sf \$192,000

BUILDING TWO

UNIT #	TOTAL SF	OFFICE	LEASE PRICE	SALE PRICE
201	2,633	225	\$1,200	\$80/sf \$210,640
202	2,633	225	\$1,200	\$80/sf \$210,640
203	2,633	225	\$1,200	\$80/sf \$210,640
204	2,633	225	\$1,200	\$80/sf \$210,640
205	2,633	225	\$1,200	\$80/sf \$210,640
206	2,633	225	\$1,200	\$80/sf \$210,640



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