



**MILLER**  
**INDUSTRIAL**  
PROPERTIES

*Excellence in Industrial Real Estate*

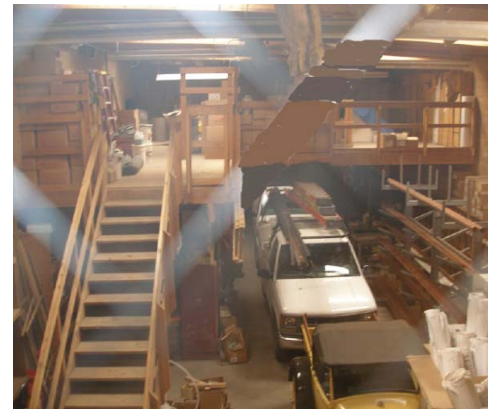
**5,056sf Office/Warehouse  
For Sale \$379,000 or For Lease \$3,200 gross**



**1555 Pittman Ave, Sparks, NV**

- Owner Financing 90% Only
- Corner Lot
- Mature Landscaping
- Furniture Available
- Excellent Location
- Close to I-80
- Excellent Contractor's Location

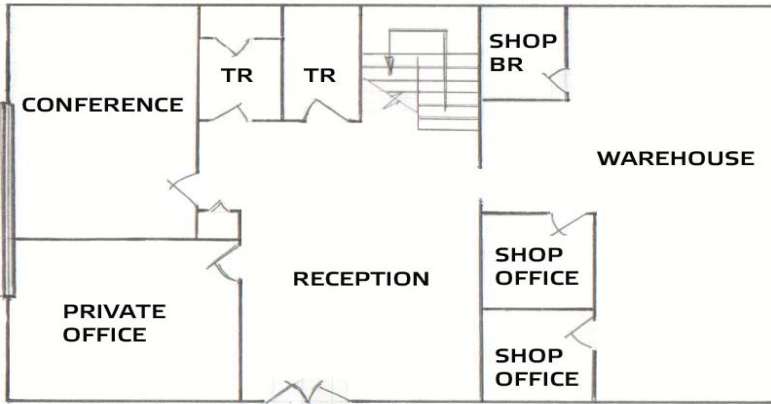
**For Additional Properties:  
[mipnv.com](http://mipnv.com)**



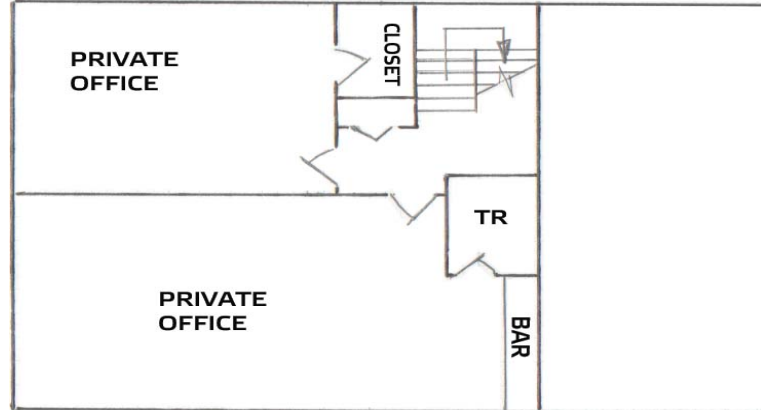
## Specifications

- Masonry Construction
- Small Fenced yard
- Skylights
- Fluorescent Lighting
- Flood Zone X
- Parcel 7,013 sf/.16 ac
- Drive In Door 16' X 12'
- 200A/208V, 3 Phase Electric
- 2 Shop Offices w/bathroom
- APN 032-275-01
- CAT 5 Wiring
- Zoned IC
- Alarm System
- 2 story - 2,046 sf Office
- 18'-6" Eave Height
- Warehouse 2,310 SF + 640 sf Mezz.

## Floor Plan



FIRST FLOOR



SECOND FLOOR



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