

Excellence in Industrial Real Estate



MILLER
INDUSTRIAL
PROPERTIES

Industrial Spaces For Lease Rates From Only \$0.25/SF Industrial Gross!



2450-2500 Valley Road, Reno, NV 89512

- Many Sizes Available from 1,560-8,587 SF
- Great Location - Easy Access to HWY 395
- Inside McCarran Loop
- Excellent Value - Highly Functional Space at Low Cost
- Fenced Yard Space Available
- MU Zoning Provides Flexibility with Use Type
- Needs a little clean up

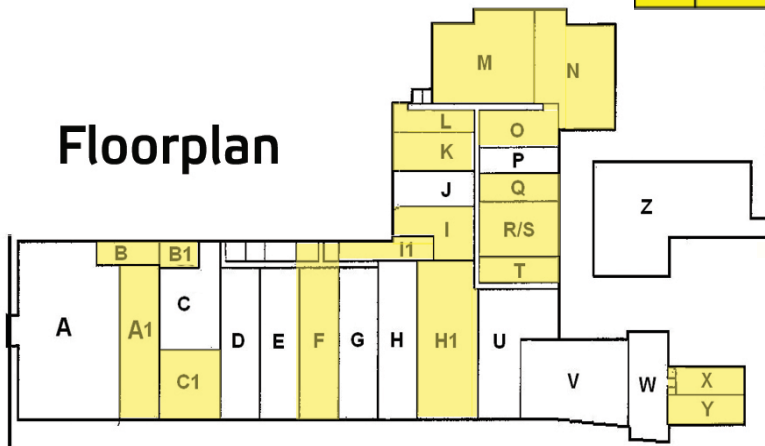


Directions & Area Map



| 2450-2500 Valley Road | | | | |
|-----------------------|--------|-----------|---|----------------|
| Unit | S.F. | Status | Notes | Rate |
| A | 12,000 | Leased | | |
| A1/B | 8,587 | Available | | \$2,147/Mo. IG |
| C1 | 4,246 | Leased | | |
| B2/C2 | 4,034 | Available | | \$1,210/Mo. IG |
| D | 4,830 | Leased | | |
| E | 4,830 | Leased | | |
| F | 5,050 | Available | | \$1,515/Mo. IG |
| G | 4,830 | Leased | | |
| H | 6,334 | Leased | | |
| H1 | 7,368 | Leased | | |
| I | 2,934 | Available | | 1,027/Mo. IG |
| J | 2,600 | Leased | | |
| K | 2,766 | Available | | \$968/Mo. IG |
| L | 1,560 | Available | | \$548/Mo. IG |
| M | 6,951 | Available | 2 Drive In, Sprinklers | \$2,085/Mo. IG |
| N | 6,852 | Available | | \$2,055/Mo. IG |
| O | 2,909 | Available | | \$1,018/Mo. IG |
| P | 1,700 | Leased | | |
| Q | 1,700 | Available | 1 DI, 480 sf office | \$595/Mo. IG |
| R/S | 3,522 | Available | | \$1,056/Mo. IG |
| T | 1,700 | Available | | \$595/Mo. IG |
| U | 5,736 | Leased | | |
| V | 7,380 | Leased | | |
| W | 3,560 | Leased | | |
| X/Y | 3,434 | Available | 900 sf office, private restroom, 2 DI, 2 DH | \$1,030/Mo. IG |
| Z | 11,756 | Leased | | |
| 2760 | 1,500 | Available | 100% Office Stand Alone (not shown below) | \$525/Mo. IG |

Floorplan



1485 Southern Way, Sparks, NV 89431
 Office 775.828.4665 • Fax 775.828.9503
 millerindustrialproperties.com

Brad Lancaster

Phone 775-828-4665 ext 17
 Cell 775-690-0535
 brad@millerindustrialproperties.com



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