



Excellence in Industrial Real Estate

MILLER
INDUSTRIAL
PROPERTIES

**Industrial Flex Space w/ Yard
For Lease - \$0.38-0.45/SF/NNN
Yard - \$0.10/SF/NNN**



845-1170 Marietta Way, Sparks, NV

- Great Location off of Glendale Ave and Greg Street
- Close to I-80
- Fenced Yard Space
- 1,250, 2,500 and 5,000 SF Suites Available
- Private Offices / Reception Area with Warehouse
- Grade Level Roll-Up Doors and Pick-up Height Docks

For Additional Properties:
mipnv.com

845 - 1170 Marietta Way, Sparks, NV

Specifications

- 1,250 - 5,000 +/- SF Industrial, Manufacturing, or Distribution Space Available for Lease
- 12'x12' Roll Up Doors (Grade Level Roll-Up Doors & Pick-Up Height Docks)
- 14' Minimum Clear Height
- Power Varies by Unit: Up to 200A per suite (tenant to verify)
- T-5 Lighting in some Suites
- Bathrooms in each Suite

Suites

845 Marietta Way					
Unit No.	Total SF	Office	Lease Price	Status	Comments
845	5,000			Leased	
855	5,000			Leased	
865	5,000			Leased	
895	5,000			Leased	DH-1 short platform
899	5,000		\$0.38/SF/NNN	Leased	3,200SF Yard 2 Drive-In 1 Dock

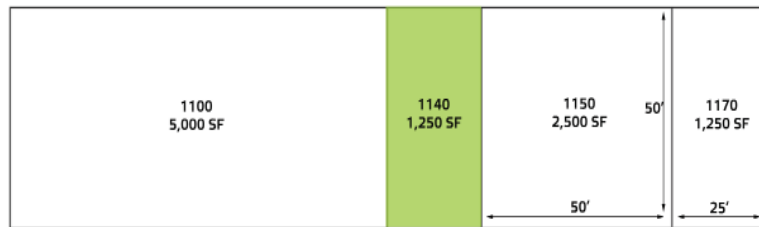
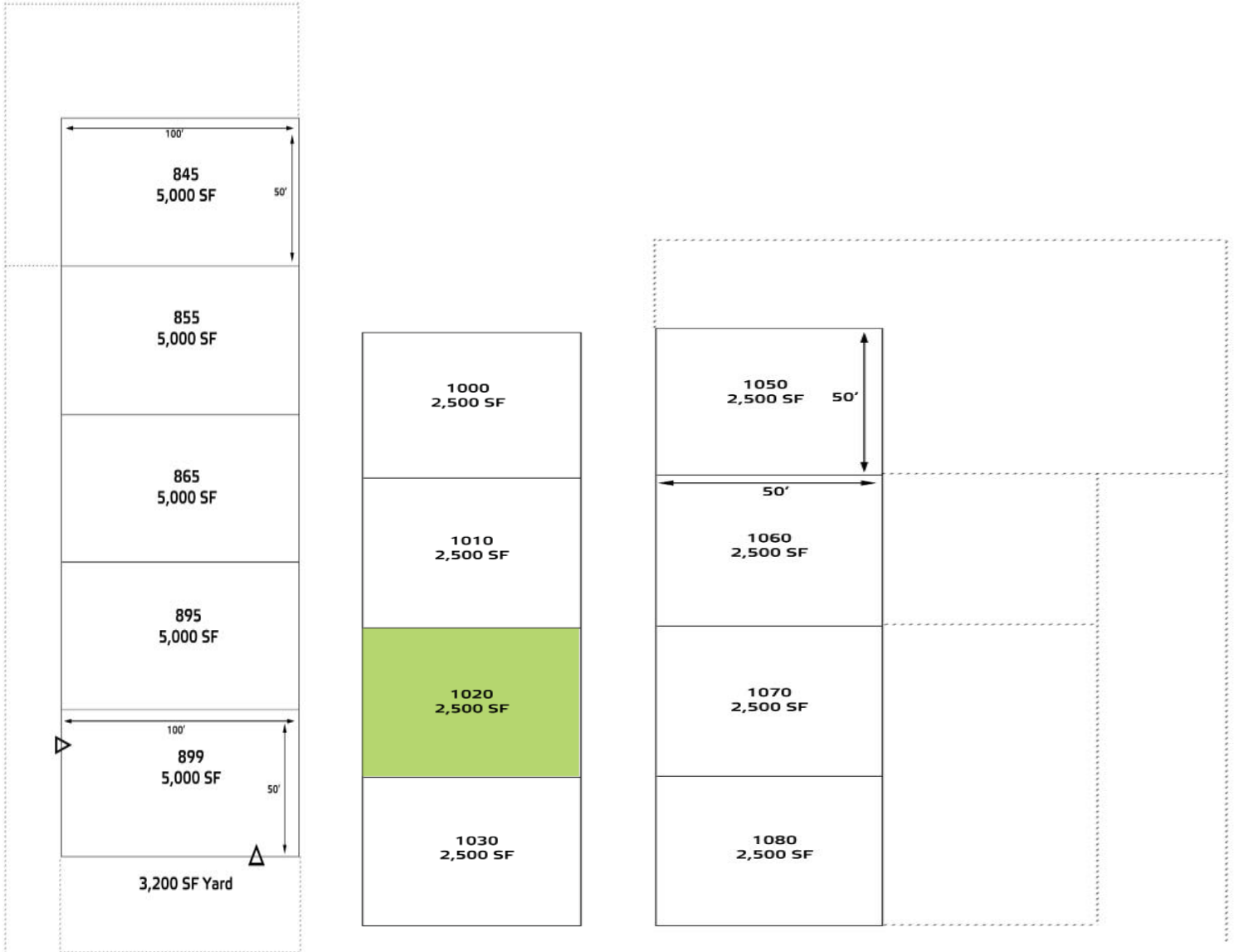
1000 Marietta Way					
Unit No.	Total SF	Office	Lease Price	Status	Comments
1000	2,500			Leased	
1010	2,500	TBD	\$0.45/SF/NNN	Leased	
1020	2,500	360	\$0.45/SF/NNN	Available	2 Drive-in (Drive-Thru)
1030	2,500			Leased	
1050	2,500	900	\$0.45/SF/NNN	Leased	1 Drive-in w/yard
1060	2,500			Leased	4,000 +/- Yard
1070	2,500			Leased	
1080	2,500			Leased	
1100	5,000			Leased	
1140	1,250	450	\$0.45/SF/NNN	Available	
1150	2,500		\$0.45/SF/NNN	Leased	2 Drive-Ins
1170	1,250		\$0.45/SF/NNN	Leased	1 Drive-in



Site Plan



Floor Plan



845 - 1170 Marietta 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



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