



**MILLER**  
**INDUSTRIAL**  
PROPERTIES

*Excellence in Industrial Real Estate*

**60,000 - 180,000 SF Distribution  
Sublease, Below Market, Rail Served  
\$0.25/SF/Mo. NNN**



**775 Waltham Way, Patrick, NV**

- Flexible Term Lengths
- Trailer Parking
- Efficient Lighting
- Sublease through June, 2017
- Excellent Facility
- Expansion Potential
- Excellent Docks

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

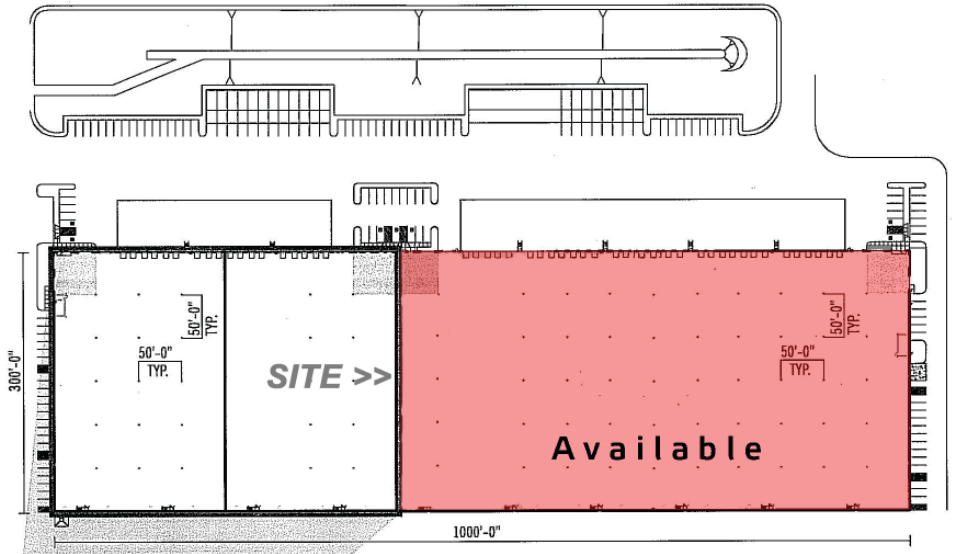
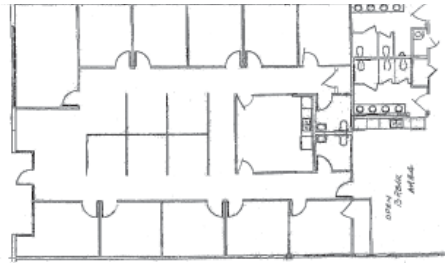
## Specifications

- Eave Height 30'
- 1200A 480V
- 3 Grade Level Doors
- 32 Dock Doors
- Dock Levelers
- Zoned I (Industrial)
- Alarm
- End Cap Location
- Existing Cabeling
- 50' X 50' Column
- 16 Trailer Parking Spaces
- 20 Car Parking Spaces
- Skylights
- ESFR
- Warehouse Heat: Gas
- T-5 Lighting
- Rail Serviceable



## Floor Plan

- 6,175 SF Office
- Shop Bathrooms



## Directions & Area Map

- In the Tahoe-Reno Industrial Center. 10 minutes East of Reno on I-80. Easy freeway access to all points East and West.



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