



**MILLER**  
**INDUSTRIAL**  
PROPERTIES

*Excellence in Industrial Real Estate*

**28,806 SF Industrial Building**  
**For Sale: \$1,295,000**  
**For Lease: \$0.25/SF Industrial Gross**



## 2400 Valley Rd, Reno, NV

- Great Location - Easy Access to US 395 and inside the McCarran Loop
- Excellent Value - Highly Functional Space at Low Cost
- Showroom & Offices
- MU Zoning Provides Flexibility with Use Type

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## Specifications

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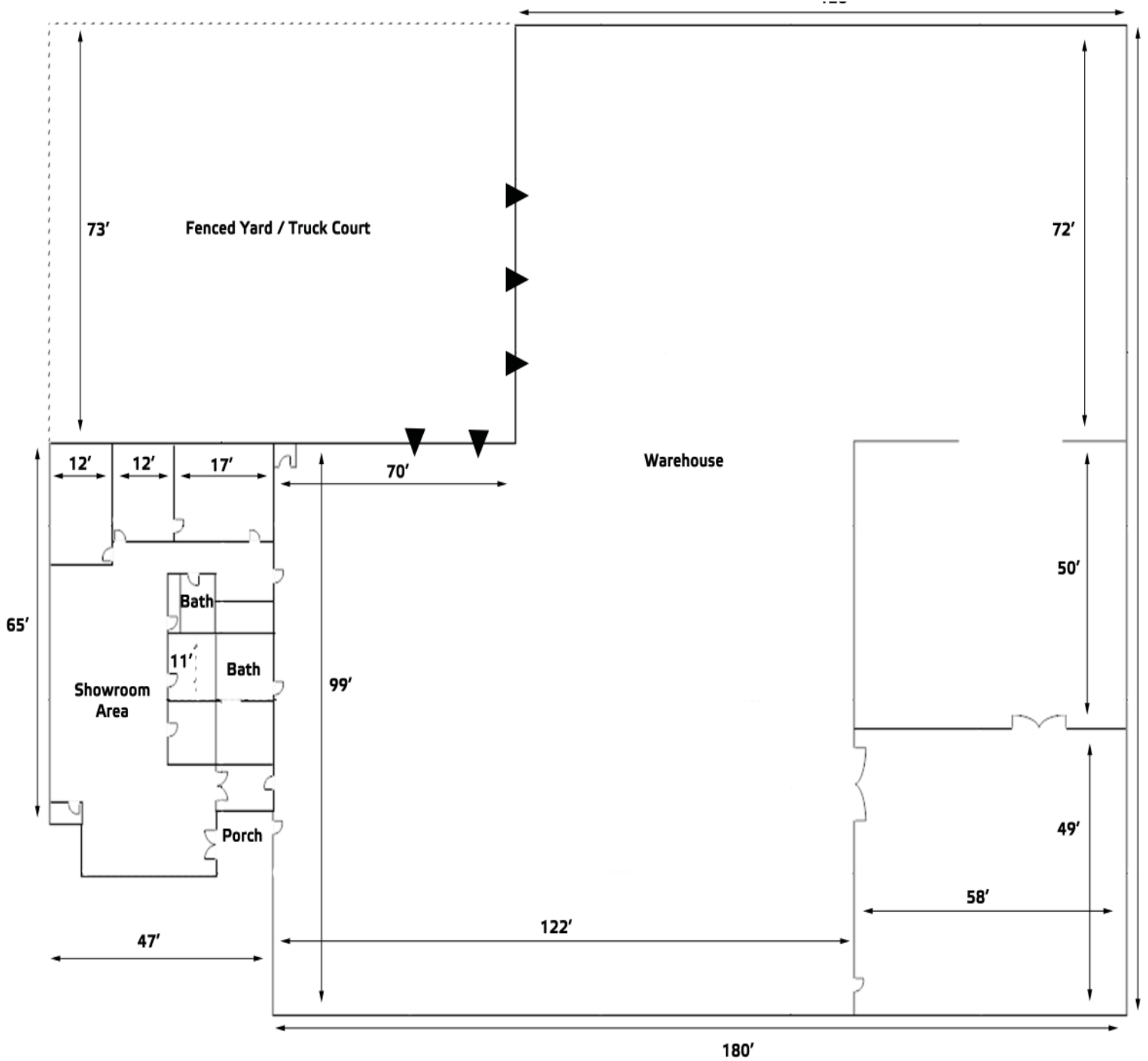
- 30,000 +/- SF Industrial, Manufacturing, or Distribution Building Available for Lease
- 3,000 SF of Office Space
- One 10x10 Drive In Door
- Six Dock Positions (2 at 7'x8' and 4 at 10'x10')
- Three Rail Doors (inactive Spur Currently)
- Power: 300 Amps Total (100A 277/480V 3 phase & 200A 120/240V)
- Gas Service: 1" Gas Line / 2800 CFH Max Pressure
- Wide Open Clear Span Areas / Varied Column Spacing in Other Areas
- 20' & 14' Clear Heights
- Concrete Block Construction
- Pipe Schedule Sprinkler System
- Zoned Multi Use ( MU )

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## Amenities

- Three Mezzanines in Warehouse Area
- Overhead Electrical, Air Lines, Reels in Place
- Skylights
- Six Offices, Showroom, Reception, Break Area
- Two Additional Offices in Shop / Warehouse
- Additional / Extensive Parking Available
- Fenced Yard / Truck Court

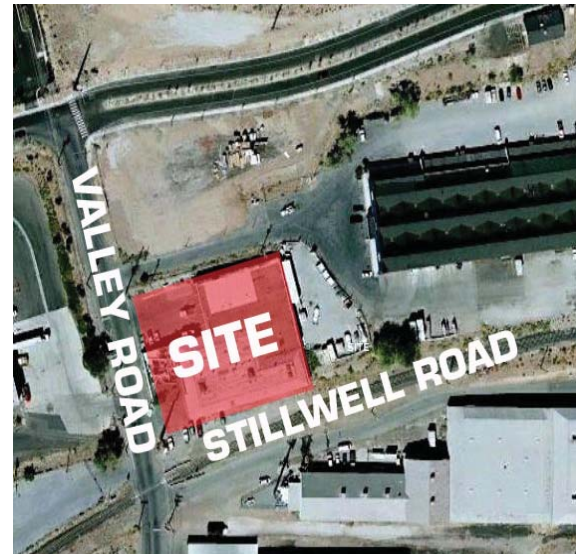
Floor Plan



Description of Area & Maps

- Excellent Central Reno Industrial Location
- Close to Skilled Labor Pool, Airport, & Bus Routes
- Within Minutes of HWY 395 & I-80
- Close Proximity to Downtown Reno & University of Nevada

**MOTIVATED  
BRING OFFERS**



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