



MILLER
INDUSTRIAL
PROPERTIES



"As a company, Panattoni emphasizes teamwork, local market knowledge, productivity and most importantly personal integrity. By applying these principles on each transaction, we achieve the ultimate goal of client satisfaction."

-Panattoni Mission Statement Excerpt

For Additional Properties:
mipnv.com

Lear 390 Industrial Space For Lease 36,250 SF - 292,500 SF Bring All Offers



6650 Echo Court, Reno, NV 89502



*Watch our video
using your
smart phone QR
reader!*

- Excellent Location
- Close to Labor
- On Bus Route
- Cross Docked
- Class A Property
- Professionally Managed / Maintained
- 1.43MM SF Industrial Park

Excellence in Industrial Real Estate

6650 Echo Court, Reno, NV

Amenities

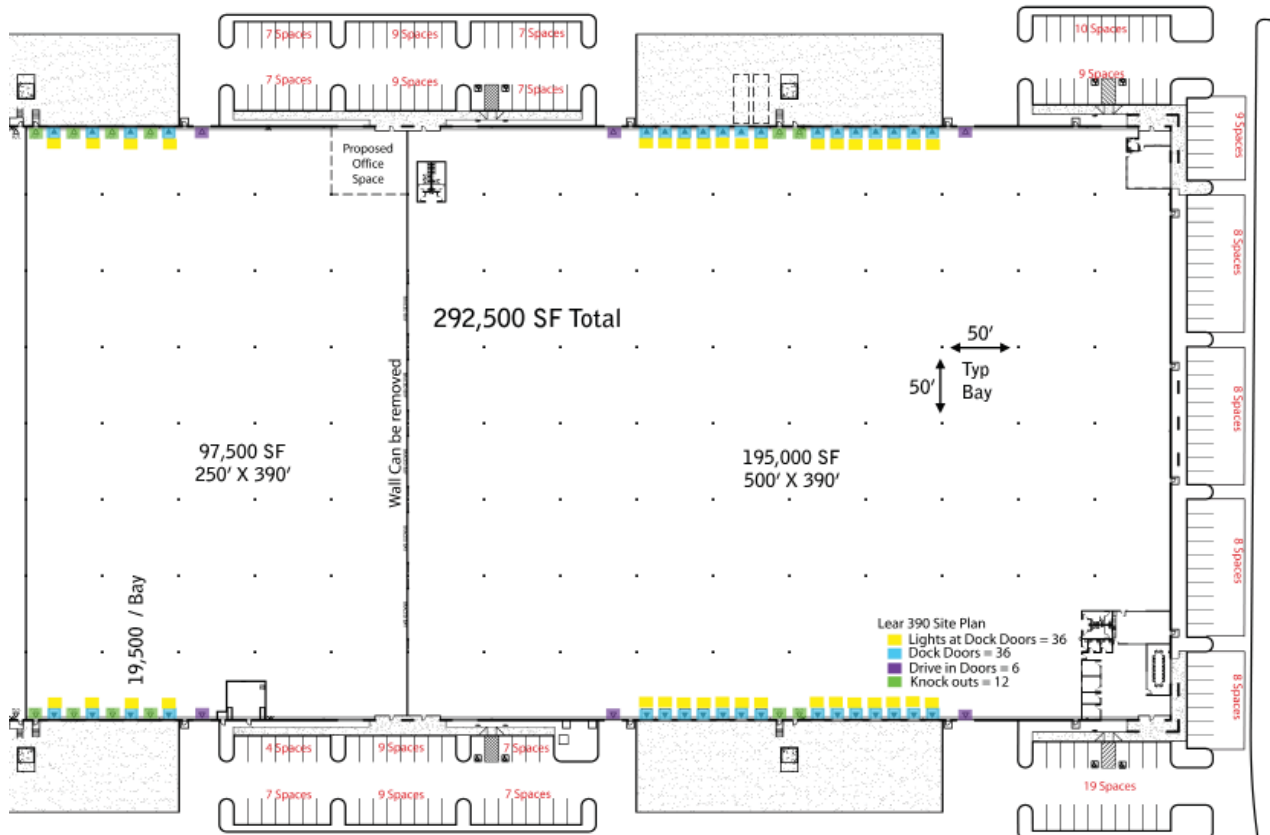
- Easy Access to US 395 & I-80
- Warehouse Offices & Bathrooms
- Pleasant Location for Employees
- Energy Saving Insulated Roof and Building Systems
- All State of the Art Class A Amenities included

Benefits

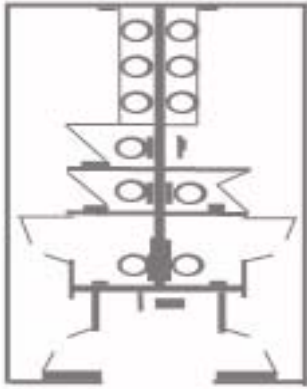
- Quick Access to Freight Routes
- Reduces Wasted Time
- Improved Employee Morale
- Saves Operating Costs
- Reduces Costs, Increases Efficiency

Specifications

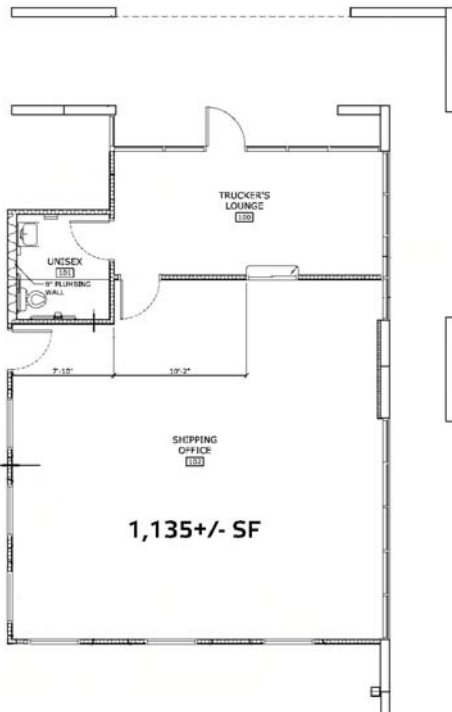
- 30' Clear Height
- Efficient T-5 Lighting (w/ motion sensors)
- ESFR Sprinkler System
- Open 50' X 50' Column Spacing
- 35 Insulated Dock Doors with 30k# Levelers and Dock Lights (11 can be added)
- Dock Seals and Bumpers
- 171 Car Parking Spaces
- 750' x 390'
- 2400A / 480V Power
- Cambridge Warehouse Heaters
- Sub-Divisible to 36,250 SF
- 4-12' X 14' Drive In Doors
- 4,165 SF Existing or BTS Offices
- Trailer Parking
- Built in 2005
- Truckers area / Shipping Office 1,135 SF
- Concrete Tilt-Up
- 2 Sets of Restrooms for Warehouse
- Single Ply Roofing
- 4X8 Skylights
- Fiber Optic



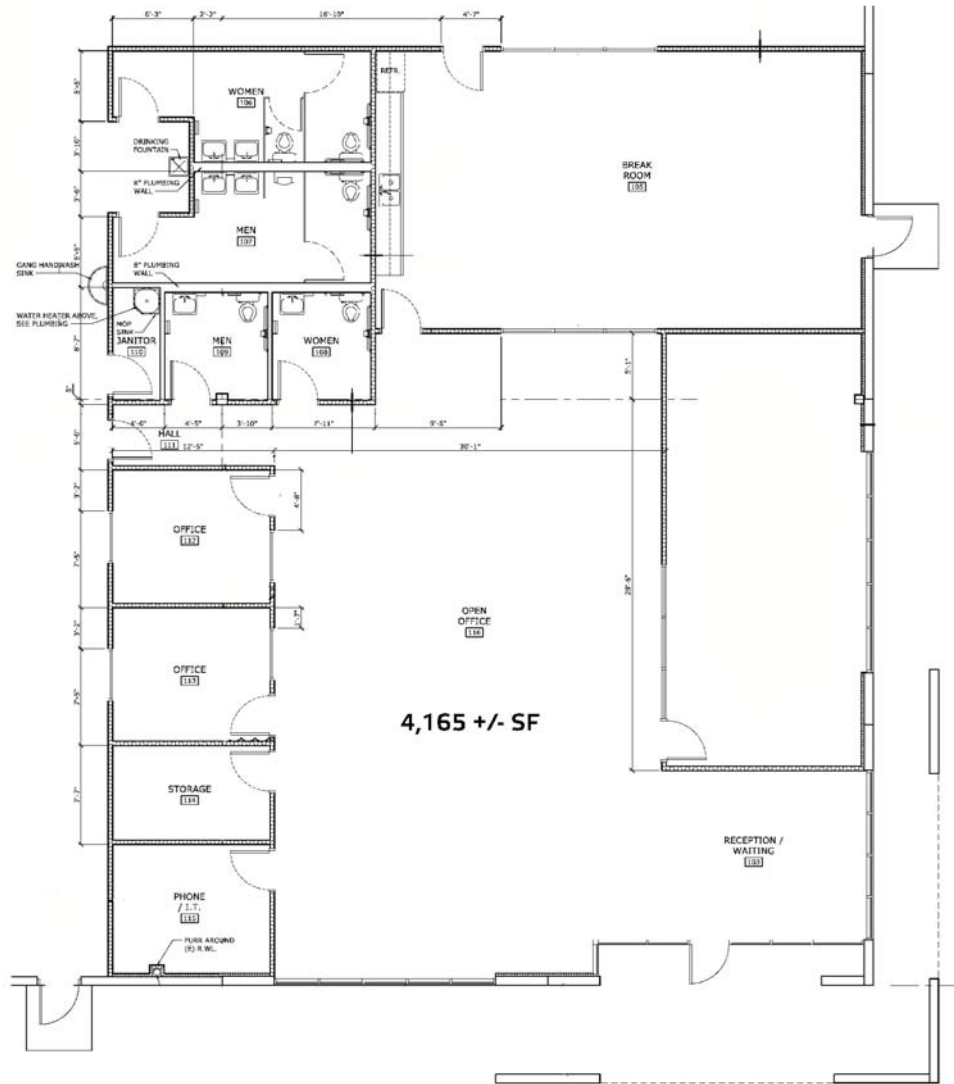
Office Plan



Warehouse Bathrooms



Truckers Area



Main Office

Description of Area & Maps

Located in the heart of the Stead (Reno), NV industrial area, the Lear Industrial Center is just a short distance off US 395 and ten minutes from I-80. The area is home to Fortune 500 neighbors: Dupont, Mercedes, General Motors, Firestone, JC Penney, etc. Close to local labor. Airstrip and Golf Course nearby. Excellent location for a west coast distribution or manufacturing facility.



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