



MILLER
INDUSTRIAL
PROPERTIES

Excellence in Industrial Real Estate

For Additional Properties:
mipnv.com

34,925sf Mfg. Facility - Rail Served - Yard
For Lease \$20,600/Mo./NNN
Also Available For Sale



230 Lyon Drive, Fernley, NV

- 8.5 Acre Site
- I-80 Freeway Proximity
- 5 Silos Included
- Rail Served - 11 Cars
- Excellent Location
- Material Handling Piping Included
- 5000A / 480 V Power

Specifications

- 20' Eave Height
- 5000A / 480V Power
- 4 Grade Level Doors
- 1 Dock Door
- Pre-Engineered Construction
- Zoned (I) Industrial
- 30'x60' Column Spacing
- Sprinkler System
- Floor Drain System
- Silos: 2-225K#, 3-200K#
- Metal Halide Lighting
- Storage Mezz
- 1,925 SF of Office
- NNN: \$3,785/Mo.



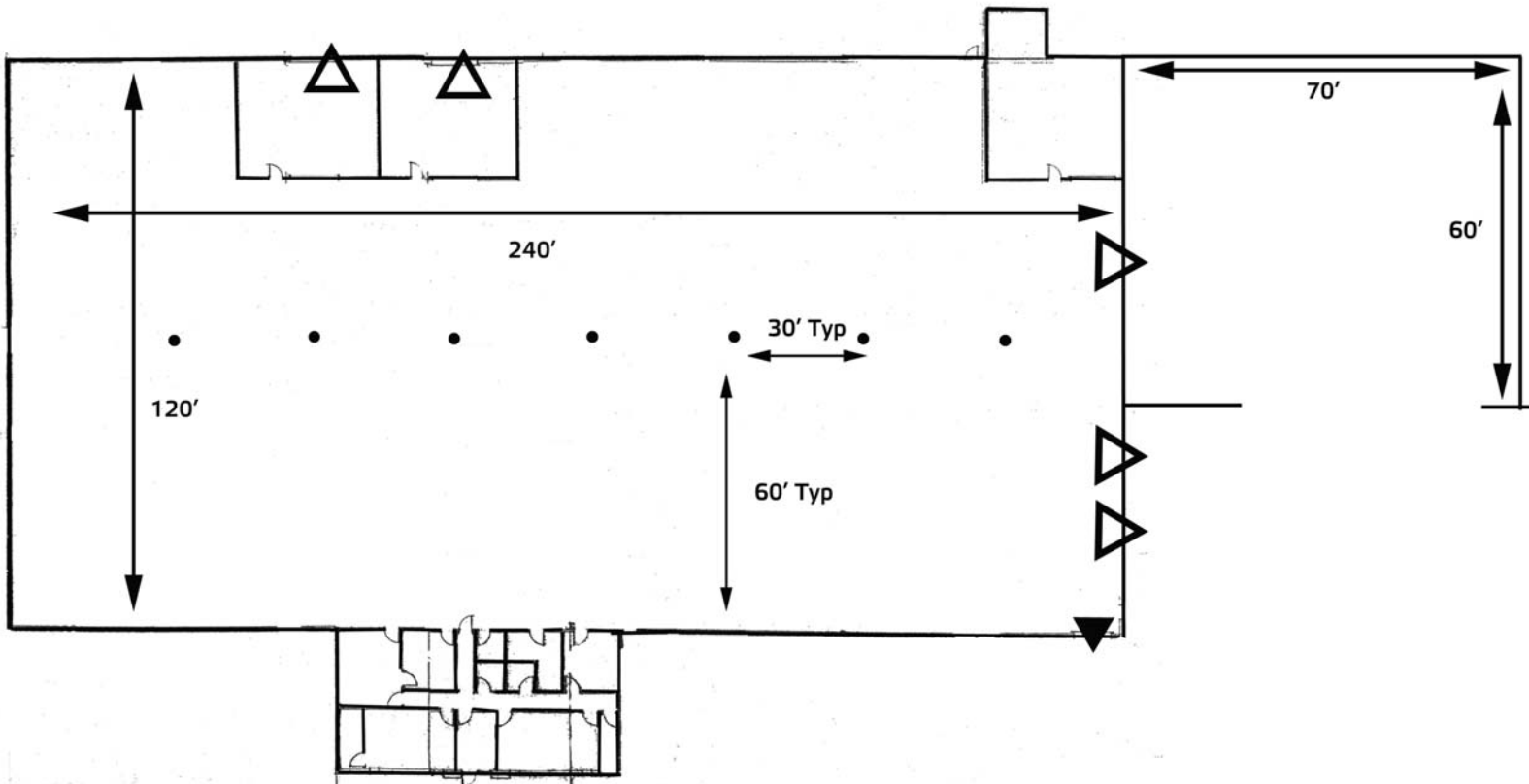
Amenities

- Rail Served - 11 cars
- Insulated Roof & Walls - Saves on Utility Bills
- Skylights - Free lighting
- Fenced Yard



Rail Spur

Site Plan and Floor Plan



Description of Area & Maps

- Fernley, NV is a short 30 minutes east of Reno, NV. directly on I -80, the main national E-W southern freeway arterial. This location has overnight truck delivery to almost all points in the 11 western states. Excellent location for a western operations facility.



1485 Southern Way, Sparks, NV 89431
Phone 775.828.4665 • Fax 775.828.9503
mipnv.com

Tom Miller
Phone 775-828-4665 ext 12
Cell 775-742-9891
tom@mipnv.com

