



MILLER
INDUSTRIAL
PROPERTIES

Excellence in Industrial Real Estate

Like New For Half the Cost

**183,435 SF Manuf. / Dist. Facility
For Lease \$0.25/SF/Mo./NNN**



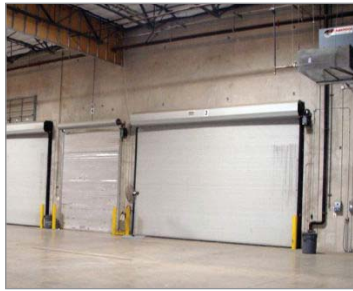
190 Resource Drive, Fernley, NV 89408



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

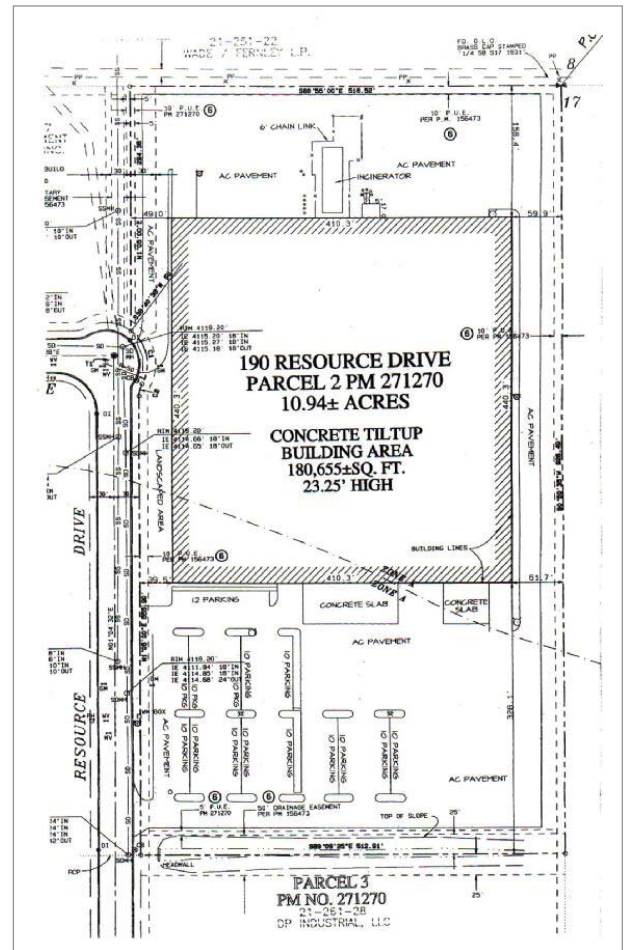
- Immediate freeway access to western states
- On 10.9 acres
- Potential Rail Service
- Expansion Land Available
- Motivated Seller
- Can be expanded to over 600,000 sf
- Large air scrubber in place
- Interior Walls can stay, or be removed
- Truck drive-in bays

Property image gallery



Specifications

- Zoned M-I
- Built in 2002
- Skylights
- Fire sprinklers .33/3000,.45/2500
- 400w Metal Halide lighting
- 26.5' Eave (24.5' at speed bay)
- 50'x50' col. spacing
- 410'x440'
- 7 cambridge heaters
- 3500A/480V
- Parking for 150 cars
- Trailer parking
- 4 docks w/ levelers
- 9 drive in doors
- 2-2T o/h cranes
- City sewer
- Lyon County APN 021-261-29

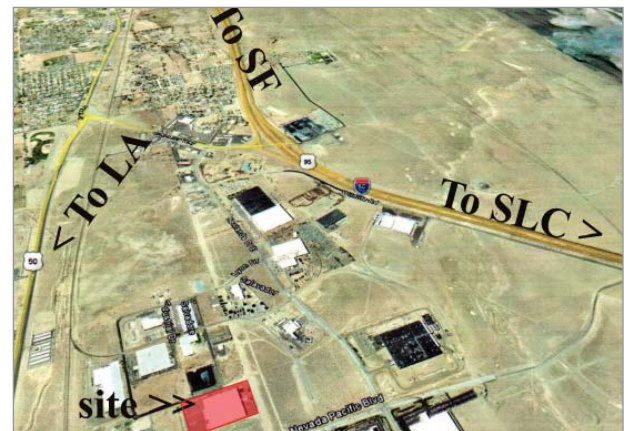


Office Plan

- 5,800 sf Main offices, plus 4,350 sf shop offices

Description of Area & Map

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.



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