

Excellence in Industrial Real Estate



MILLER

INDUSTRIAL

PROPERTIES

**4,000 SF - 8,000 SF Industrial For Sale
Adjacent Flex Units \$75/SF**



40 & 46 Hardy, Sparks, NV

- Hard to find Small Industrial Space For Sale
- Located in Highly Desirable Sparks Industrial Area
- Two 4,000 SF Suites - Purchase one or both
- One Drive In Roll-Up Door per Unit
- Nice 750-900 SF Office in Front

**For Additional Properties:
mipnv.com**



Floor Plan Unit #40

- 750 SF Office / 3,250 SF Warehouse
- 2 Bathrooms & Shower
- Kitchen / Break Area

Specifications

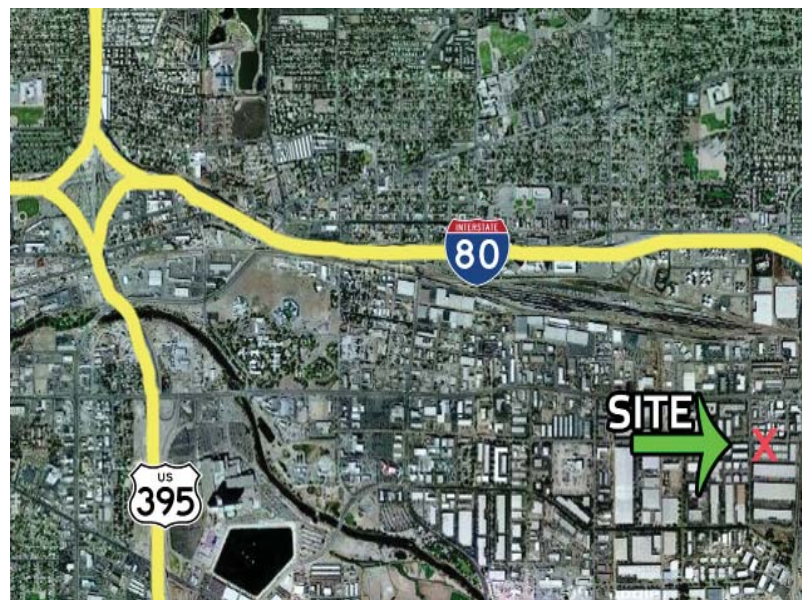
- Heat & AC in Office
- Epoxy Floor Coating in Warehouse
- Roll-up Door in Rear of Each Unit (2 total)
- Upgraded Warehouse Lighting
- 200A - 400A / 3 Phase Power
- Concrete Tilt-up Construction
- Built in 1979

Description of Area & Map

- Inside the McCarran Loop
- Sparks Industrial area near labor pool and bus routes
- Very Close to I-80

Floor Plan Unit #46

- 900 SF Office / 3,100 SF Warehouse
- 1 bathroom
- Large Conference Room



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