



MILLER
INDUSTRIAL
PROPERTIES

Excellence in Industrial Real Estate

5,000 SF Warehouse, Yard, & Residence For Sale: Negotiable



52 Laxalt Dr, Carson City, NV

- 3,500 SF Warehouse
- 1,500 sf Office
- 1 +/- AC Fenced Yard
- Storage Units
- Modern Renovated Home on Property



Specifications

Warehouse / Yard

- 3,500 Shop with large gas heater and 2 ceiling fans
- 1,500 SF Renovated Office Space with Pergo Flooring
- 1 AC Fenced Yard
- 2 Insulated Dock Doors
- Power: 200A
- ADA Compliant Bathrooms
- Three 10x10x40 Trailers for Storage
- M-1 (Gen-Ind) Zoning
- Two Docks Highs with 8'x10' Roll Ups
- One 14'x14' Roll-Up
- 16' Clear Height

Residence

- Modern, Renovated 1,500 SF Residence
- 1,100 SF Redwood deck
- 1,500 SF 3 Bed / 2 Bath
- Kitchen has granite floors / counters
- Living room with skylights
- Laundry room
- Stainless Steel Appliances
- Gas Stove
- Swamp Cooler

Directions & Area Map

- Off US 395
- Well Placed Industrial Park
- 12 Minutes from Carson City
- Close to Dayton



1485 Southern Way, Sparks, NV 89431
Office 775.828.4665 • Fax 775.828.9503
millerindustrialproperties.com

Carole Brill
Phone 775-828-4665 ext 14
Cell 775-338-3844
carole@millerindustrialproperties.com

