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US 395 North



MILLER
INDUSTRIAL
PROPERTIES

Building, Rail & Yard In Sparks Industrial Area

72,500 SF Manufacturing / Service Property
For Sale \$3,950,000 For Lease: Negotiable



600 Spice Islands Drive, Sparks, NV

- Easy Access to I-80
- 6.5 +/- Acre Secured Paved Yard
- Close to Large Labor Pool
- Two Oversized 20'x16' Drive-In Doors
- Rail Spur / Door
- 6,300 SF Office
- 24 Parking Stalls
- Lease Available with Flexible Yard Space



Watch our video
using your smart
phone QR reader!

Amenities

- 1.3 Miles to Interstate 80
- Turn-Key Manufacturing / Service Facility
- 6.5 +/- Acre Secure Paved Yard
- 12,000 SF Covered Shed in Yard
- Power Distributed to Covered Shed / Yard
- 75' Clear Span Areas
- Rail Served (UPR)
- Electrical Distribution in Place
- Additional Insulation Above Standard
- Large Bathrooms with Lockers and Showers
- 5 Fire Hydrants in Yard
- Extensive Lighting in Yard



Specifications

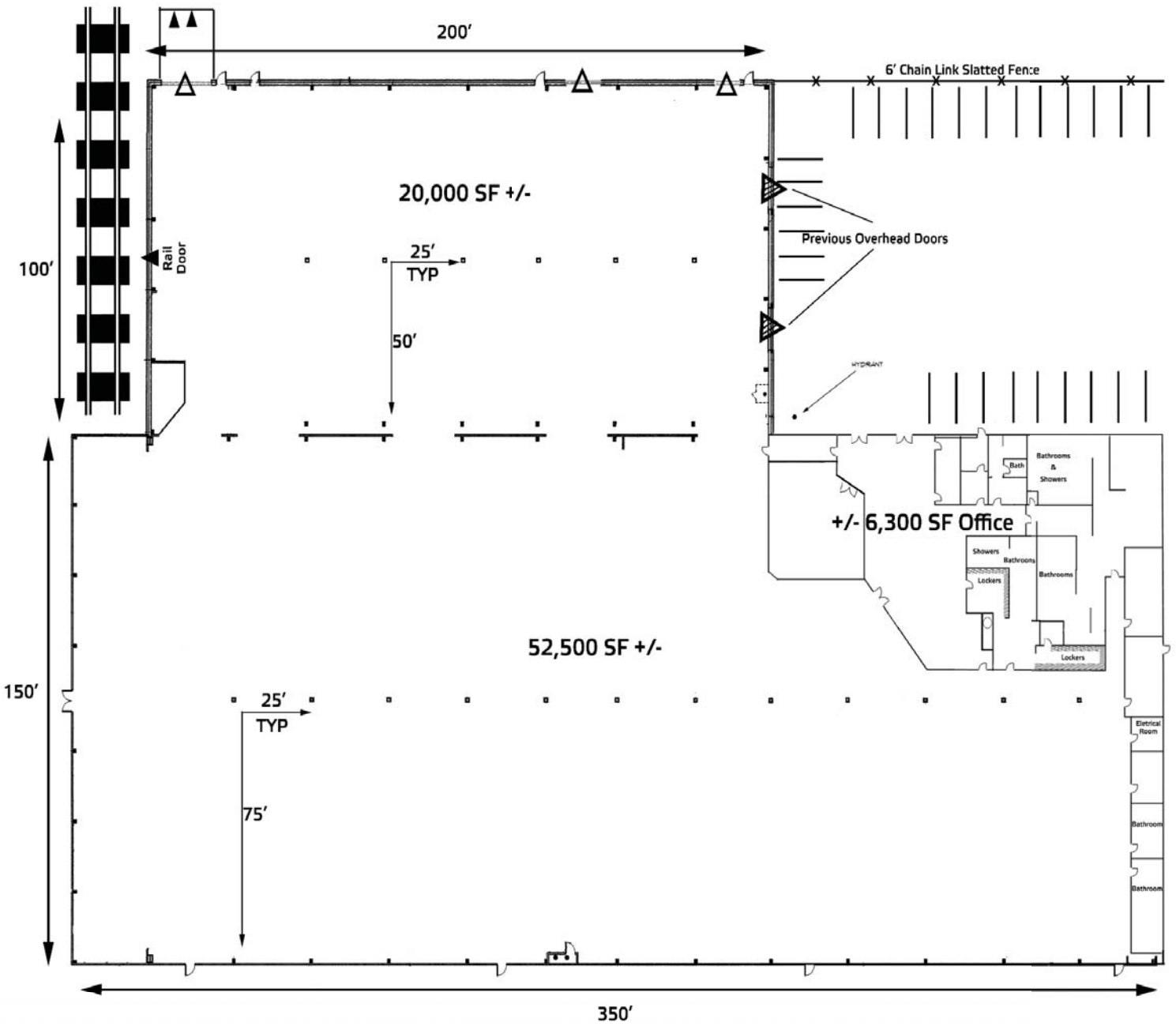
- 2 Oversized 20'x16' Drive-In Doors
- 2 Docks with 30,000 lb Levelers
- 1 Oversized 18'x16' Rail Door
- .37/2000 Sprinkler System
- 24'x75' Column Spacing
- 17' Eave Height
- Metal Halide Lighting
- 600A / 277 / 480V 3PH
- Power expandable to 4000A Plus
- 52,500 SF Concrete Tilt up Section Built in 1980
- 20,000 SF Pre-Engineered Metal Section Built in 1993
- 10 +/- Acre Site
- APN: 034-070-14



Office Plan

- +/- 6,300 SF

Floorplan



600 Spice Islands Drive, Sparks, NV

Description of Area & Maps

- 1.3 Miles to I-80
- Central Reno / Sparks Location
- Freight Terminals Very Close
- Close Proximity to Skilled Labor Pool
- Within Minutes of HWY 395



For Property Information or Tours Please Call 775-828-4665

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