



**MILLER**  
**INDUSTRIAL**  
PROPERTIES

*Excellence in Industrial Real Estate*

# 3,250 - 15,110 SF Suites For Lease - Rate Negotiable



**990 & 1020 South Rock Blvd, Reno, NV**

- Class A Quality Industrial Flex
- Excellent Visibility on Major Arterial Street
- Turn-Key Suites Available for Immediate Occupancy
- Great Landlord with Professional Property Management on Site

For more Properties:  
[mipnv.com](http://mipnv.com)

## Features

- Rock Boulevard Traffic Count of 16,500 cars daily
- Excellent Signage / Visibility
- Quality Class A Industrial / Office Flex Property
- Expansion Potential as Needed
- Appealing Landscaping and Quality Grounds Maintenance
- Close Proximity to Reno-Tahoe International Airport

## Specifications

- Two Buildings with a Total of 61,218SF
- Full HVAC in Office Areas
- Power: 200A / 208V
- Fully Sprinklered (.33/3000)
- 18.5' Eave Height
- T-5 Lighting in Warehouse Areas
- 14' Roll-Up Drive-In Doors
- Zoned Industrial Commercial (IC)
- Built in 2003/2004

## Benefits & Advantages

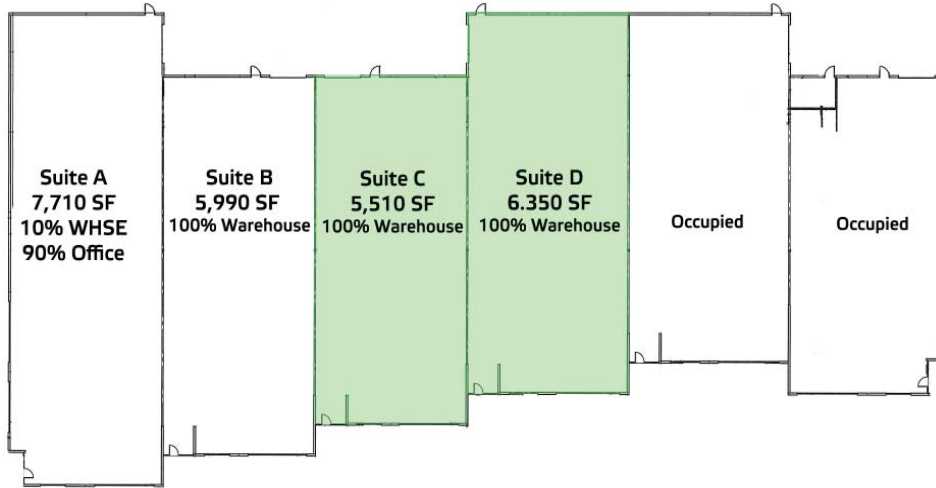
- Excellent "First Impression" business location
- Grow your business and expand your space without relocating
- Quick access to public/private flight terminals
- Reduced energy costs with T-5 lighting and newer construction
- Large trucks and equipment able to enter through 14' roll-ups
- Maximize use of floor space with ability to rack 20' high
- Wide variety of inventory and use types allowed with .33/3000 sprinkler system and (IC) zoning



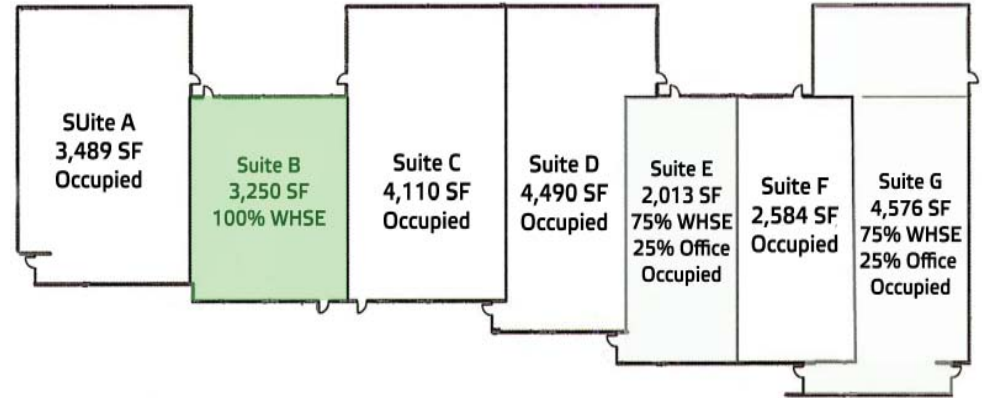
# 990 & 1020 South Rock Blvd, Reno, NV

## Floorplan

### 990 South Rock Blvd



### 1020 South Rock Blvd



## Rock Boulevard

### 990 South Rock Blvd, Reno NV

Unit No	Total SF	Office	Lease Price	Status	Comments
Suite A	7,710	6939		Leased	10% WHSE
Suite B	5,990	BTS		Leased	100% WHSE
Suite C	5,510	BTS		Available	100% WHSE
Suite D	6,350	BTS		Available	100% WHSE
Suite E	5,840	BTS		Leased	
Suite F	5,025	BTS		Leased	

### 1020 South Rock Blvd, Reno NV

Unit No	Total SF	Office	Lease Price	Status	Comments
Suite A	3,489	BTS		Leased	
Suite B	3,250	BTS		Available	100% WHSE
Suite C	4,110	BTS		Leased	
Suite D	4,490	925		Leased	25% Office
Suite E	2,013	700		Leased	25% Office
Suite F	2,584	BTS		Leased	
Suite G	4,576	1,100		Leased	25% Office

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## Description of Area & Maps

- Close Proximity to Reno-Tahoe International
- Easy Access from McCarran, I-80, & US-395



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

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



Tom Miller tom@mipnv.com  
Brad Lancaster brad@mipnv.com  
Carole Brill carole@mipnv.com

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