



**MILLER**  
**INDUSTRIAL**  
PROPERTIES

# 11,700 SF Warehouse/Office/Yard For Lease / Sale - Bring All Offers



**640 Orrcrest Dr., Reno, NV**

- Great Facility for Manufacturing and/or Distribution
- Additional Yard Area
- Centrally Located off US 395
- Automotive Allowed
- Small Office
- Versatile Use

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

## Specifications

- 11,700 SF with Yard
- 16' Minimum Clear Height
- Sprinklered
- Metal Halide Lighting
- Clear Span Space
- 4 14X12 Grade Level Doors
- 1 Dock Door
- Metal Building
- On 2.05 Acres
- Zoned I
- 800A/208V 3 Phase Electrical Service
- Additional Power Avail.
- May be Demised into Four Individual 2,925 SF Units

## Office Plan

- 2 Existing Bathrooms, Plumbed for 4 Individual Bathrooms
- 1,200 SF Work Area
- Sales Counter in Place



## Description of Area & Maps

- Centrally Located Close to US 395 and North Virginia
- Stand Alone Facility



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