

Greg Street Industrial Park

Building 1

85,825 Square Feet For Lease (Divisible to 38,593)

855 East Greg Street, Suite 101 & 102, Sparks, Nevada 89431



PROLOGIS.



Miller Industrial Properties

Carole Brill
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5190 Neil Road, Suite 550
Reno, NV 89502

Greg Street Industrial Park

Building 1

47,232 Square Feet Industrial Space For Lease

855 East Greg Street, Suite 101, Sparks, Nevada 89431

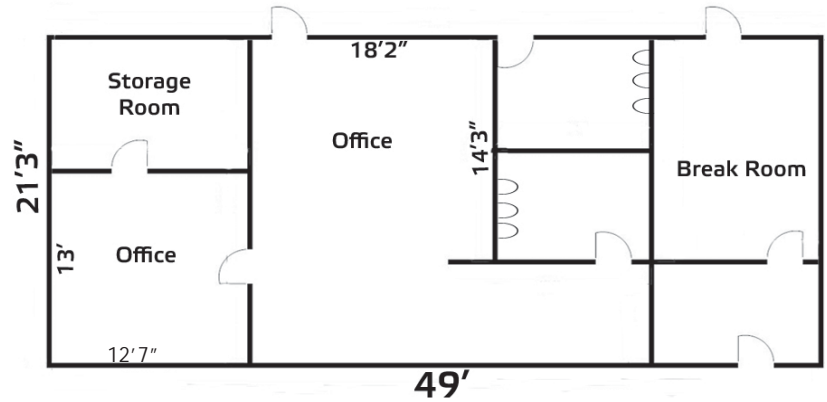


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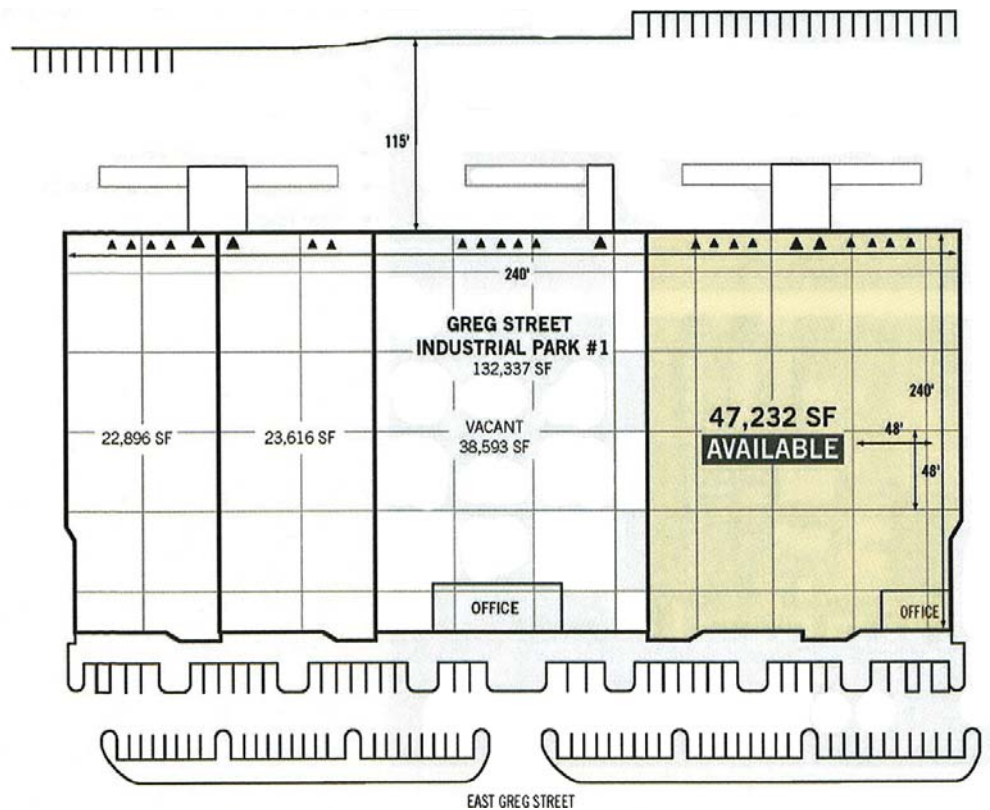
Description

facility

- 47,232 SF Available
- 1,043 SF Office (Refurbished Office)
- 8 Dock High Doors (4 w/ pit levelers & locks)
- 2 Drive-In Doors
- 24' Eave Height
- 48' x 48' Column Spacing
- 400A / 480/277V / 3 Phase Power
- .33/3000 Sprinkler RatingRear Loading
- Built in 1990
- Clerestory Windows
- Extra Storefronts
- Lots of Natural Light
- Cambridge Heating
- End Cap Location
- Tilt-Up Walls - All 4 Sides
- NNN \$0.0787/SF
- Upgraded Warehouse
- White Warehouse Interior
- Corner Unit
- Improved Space



Suite 101



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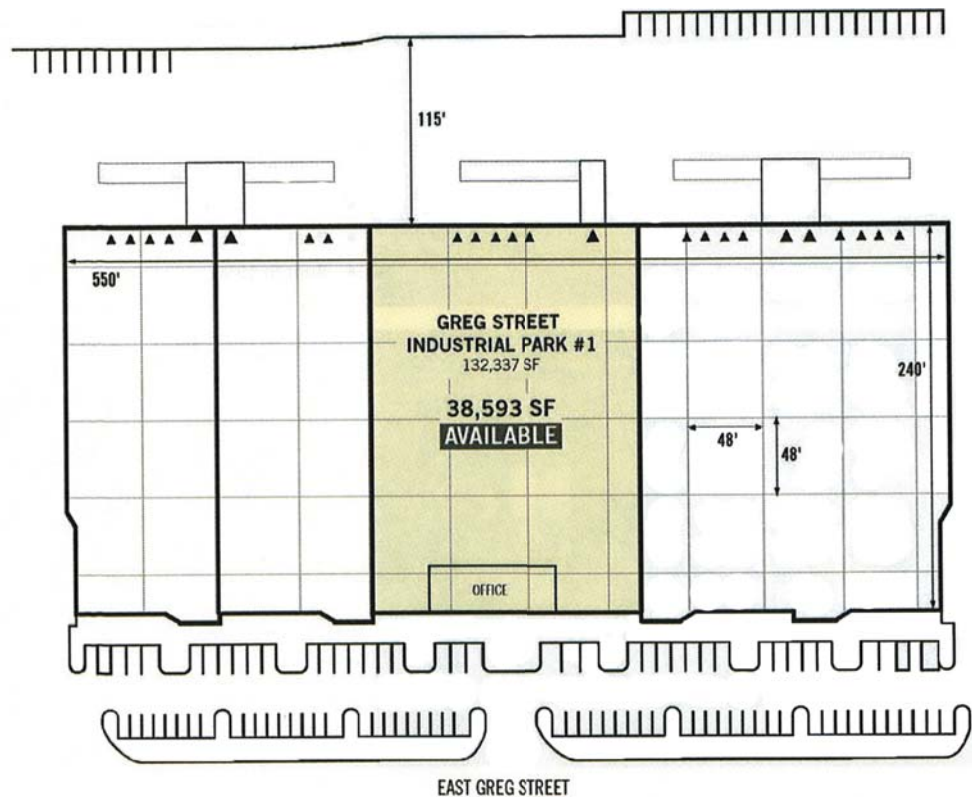
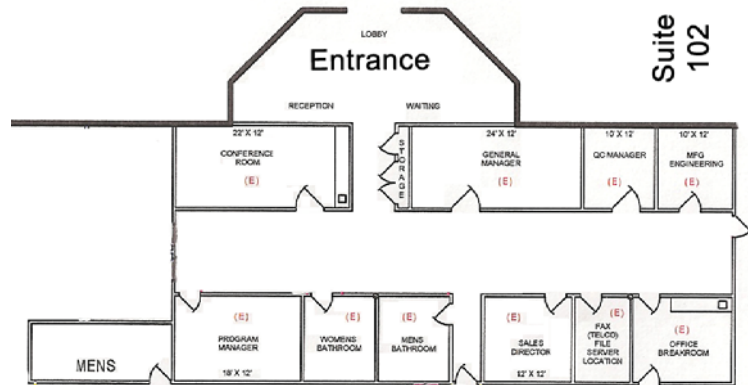


PROLOGIS.

Description

facility

- 38,593 SF Available
- 3,450 SF Office
- 5 Dock High Doors
- 1 Drive-In Door
- 24' Eave Height
- 48' x 48' Column Spacing
- .33/3000 Sprinkler Rating
- 450A / 480/277V / 3 Phase Power
- Rear Loading
 - 4 Inpit Levellers
 - 4 Dock Locks
- Built in 1990
- Clerestory Windows
- High-End Office Finishes



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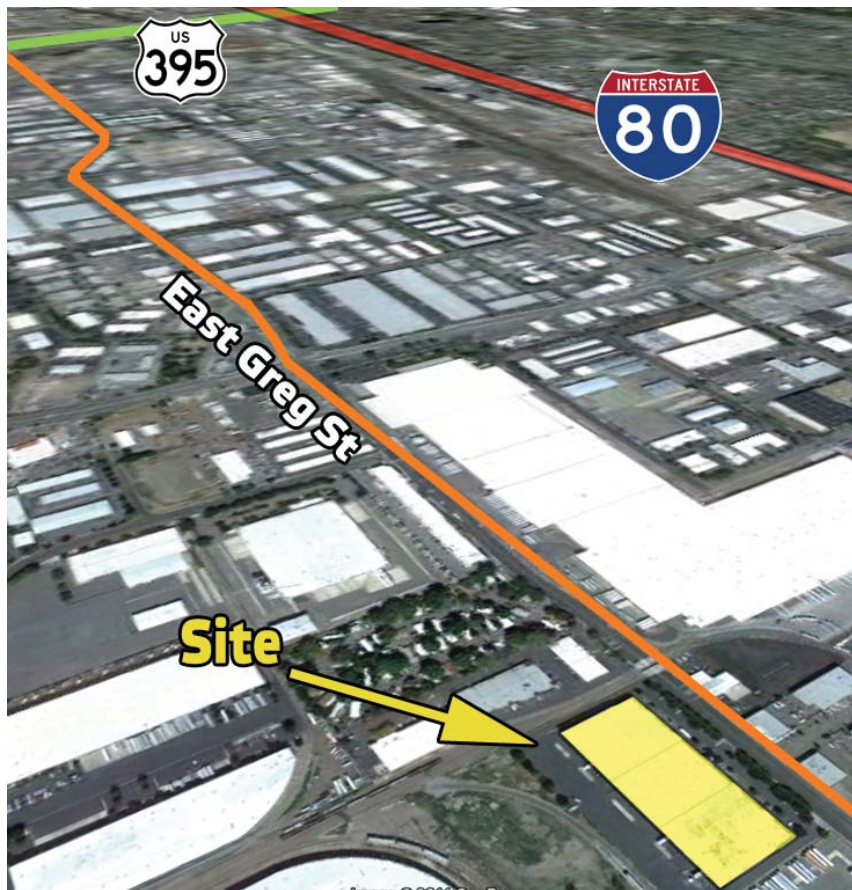
Description & Area Map

location

- I-80 Sparks Submarket
- Close to Freeways
- Close to Labor Pool
- Close to Warehousing Service Providers

location

- Short Distance From McCarran Blvd
- Excellent Business Exposure
- Excellent Guest / Customer Parking



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