



**MILLER**  
**INDUSTRIAL**  
PROPERTIES

*Excellence in Industrial Real Estate*

**REDUCED PRICING**

**44,692 SF Land/ BTS Opportunity**

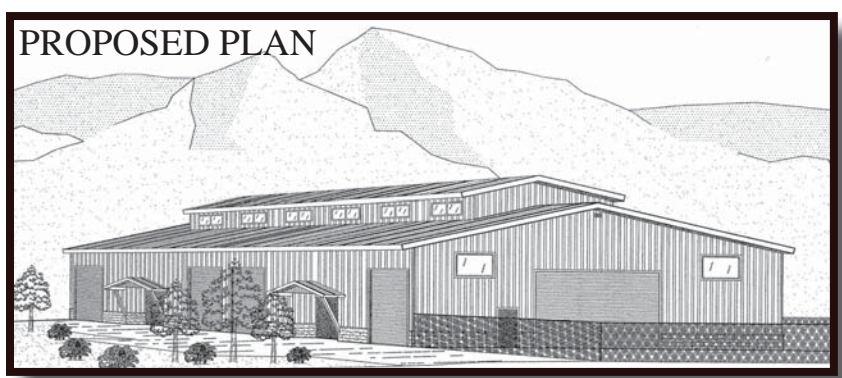
**BRING ALL OFFERS**



**2735 US Hwy 40, Verdi, NV**

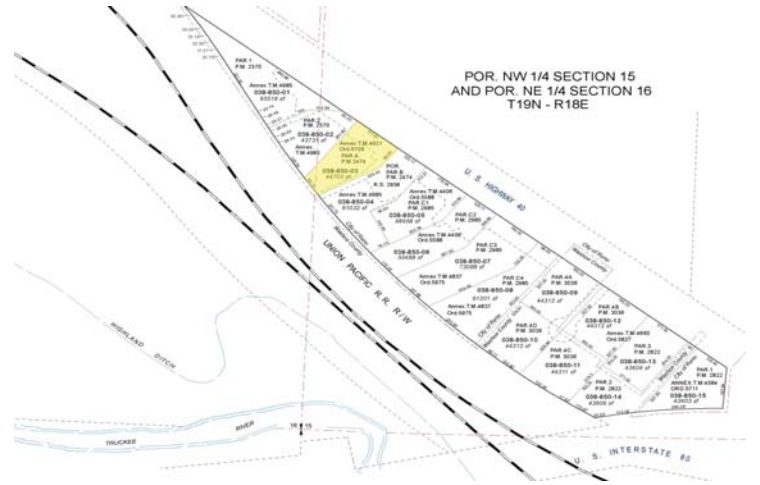
- Unique Location, Close to California
- 44,692 SF of Land for Sale
- 12,560 SF Proposed Building
- Can be demised
- Sale Opportunity
- Lease Opportunity
- BTS Opportunity
- \* Permitted Plans in Place \*

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



## Specifications


- APN 038-850-03
- 1.026 AC Land
- Zoned (NC)
- Utilities Stubbed to property
- City Sewer
- NV Energy Power
- \* Permitted Plans in Place \*
- Can be demised into 4 units of 2,400 SF



## Directions & Area Map


- Located in City of Verdi
- Close to California Border
- 18 Miles from Truckee
- Just off I-80
- 12 Miles From Reno
- Easy Access





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