



**MILLER**  
**INDUSTRIAL**  
PROPERTIES



*Excellence in Industrial Real Estate*

**156,800 SF Manufacturing Facility**  
**For Sale \$4,500,000.00**  
**For Lease: \$0.25/SF/NNN/Mo.**



Watch our video  
using your smart  
phone QR reader!

**600 Lake Ave, Silver Springs, NV 89494**

- Easy Access to US Hwy 50 & I-80
- Close to Large Labor Pool
- 480' x 150' Clear Span Areas
- 16 Oversized 16'x16' Drive-In Doors
- 6,800 SF Office
- 7,200 SF Shop Building
- APN# 015-142-10
- Lot Area 28.7 Acres

## Amenities

### Amenities

- Ready to Go Manufacturing Facility
- Sale & Lease Option
- Offered for sale significantly below replacement cost
- Overnight Access to 11 Western States
- Newer Property, built in 2006
- Potential through-the-fence direct access to Silver Springs Airport
- Above Standard, Energy Efficient Insulation
  
- 480' x 150' Clear Span Area
  
- 3,300 Lineal Feet 6' Chain Link Barbed Wire topped fencing with 30' automatic rolling gates with keypad and remote entry
- Extensive Perimeter Lighting
  
- Excess Land for Expansion
- Skylights
  
- Mezzanine Storage over Office in Fabrication Building

### Benefits

- Huge Savings of time, cost and hassle
- Flexible Terms Available
- Opportunity to Build Equity Quickly
  
- Excellent Location to Quickly Access Western Customers
- Modern Facility Eliminating Required Further Improvements
- Rare Opportunity for Aircraft Industry Use
- Minimizes costs in Relation to Heating & Cooling
- Maximum Flexibility for Manufacturing Processes & Equipment
- Site Security in Place Eliminating Required Capital Improvements
  
- Well Lit Yard Improving Safety & Security
- Scalable Property to Facilitate Growth
- Better Work Environment & Minimal Lighting Overhead
- Efficient Use of Space Maximizing ROI



## Specifications

### Fabrication Building

- 142,800 SF Warehouse Building
- One Office, Tool Room, Break Room, Storage Room, and Two Bathrooms
- 16 - 16'x16' Roll-Up Doors
- Lot Area 28.7 Acres
- Zoning (M1) Industrial
- Fully Sprinklered
- 480' x 150' Clear Span
- Power: One 1200A / 480V / 3 Phase Panel & One 600A / 208V Panel
- Gas Heat
- Metal Halide Lighting
- 18-32' Clear Height
- Slab Depth 6" 3,000 lbs psi
- APN# 015-142-10

### Office Building

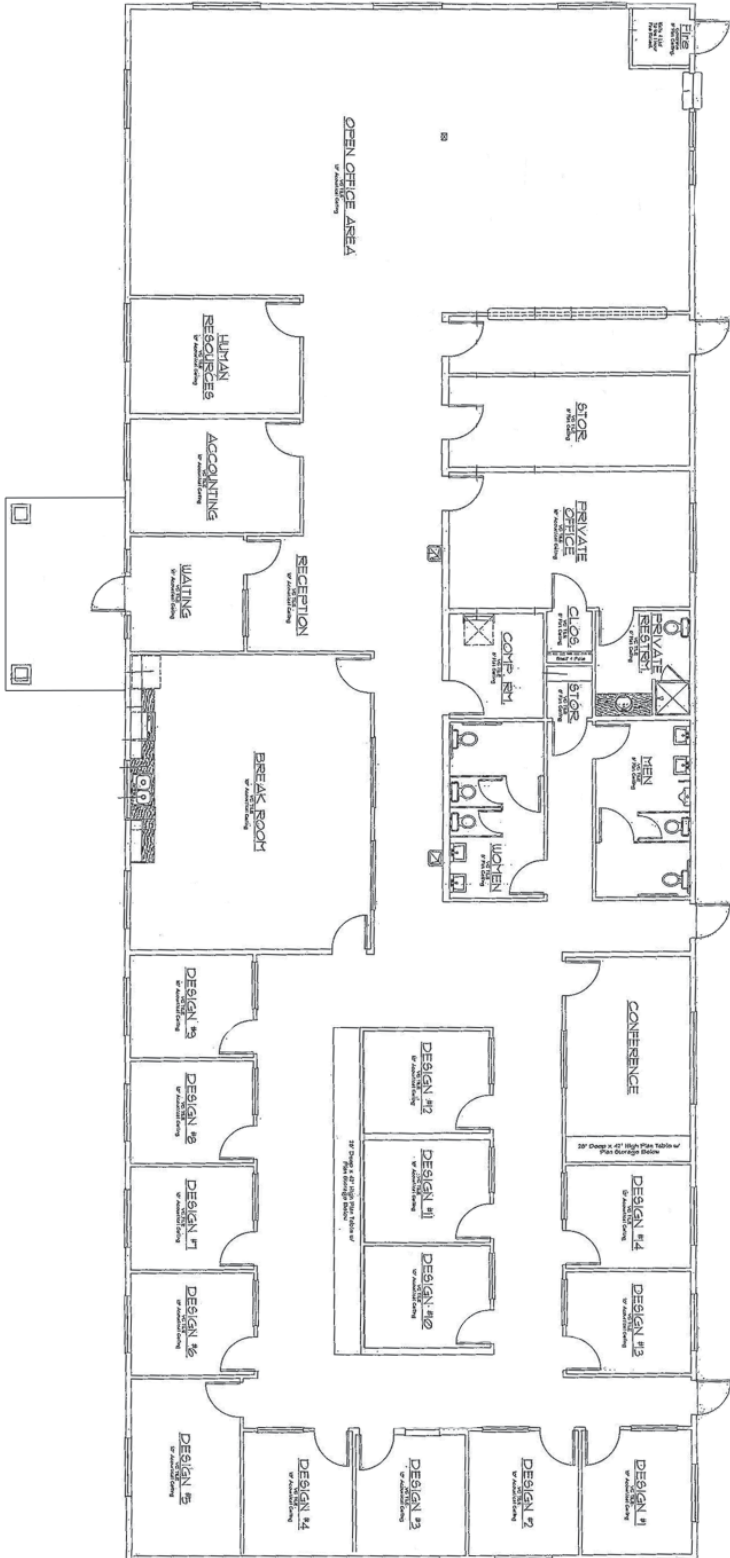
- 6,800 +/- SF
- 17 Private Offices
- Design Rooms
- Server / Computer Room
- Conference Room
- Open Office Areas
- Break Room
- 3 Bathrooms
- Kitchen with dishwasher, stove & refrigerator

### Shop Building

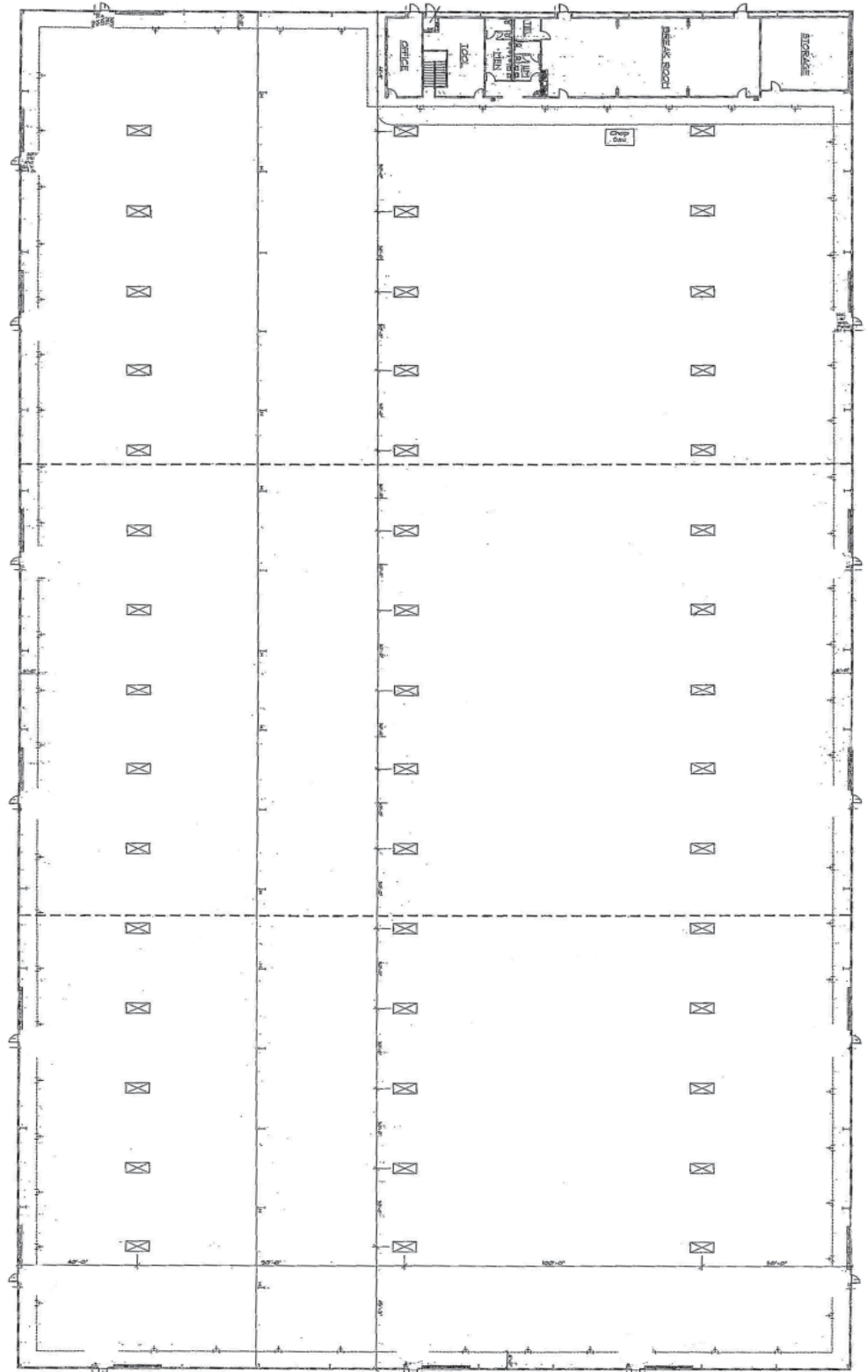
- 7,200 +/- SF
- Truck Washing Station
- 500 Gal sand / oil separator / wash rack
- 4000 Gal Diesel Above Ground Storage Tank / Fueling Station
- Lube / Oil Pit
- 2 - 200A Panels
- One Office & One Bathroom
- Exhaust Venting System
- Evaporative Cooling & Gas Heat
- 16-20' Clear Height
- 5 - 14'x14' Roll Up Doors
- Fully Spinklered



Office Building Floorplan

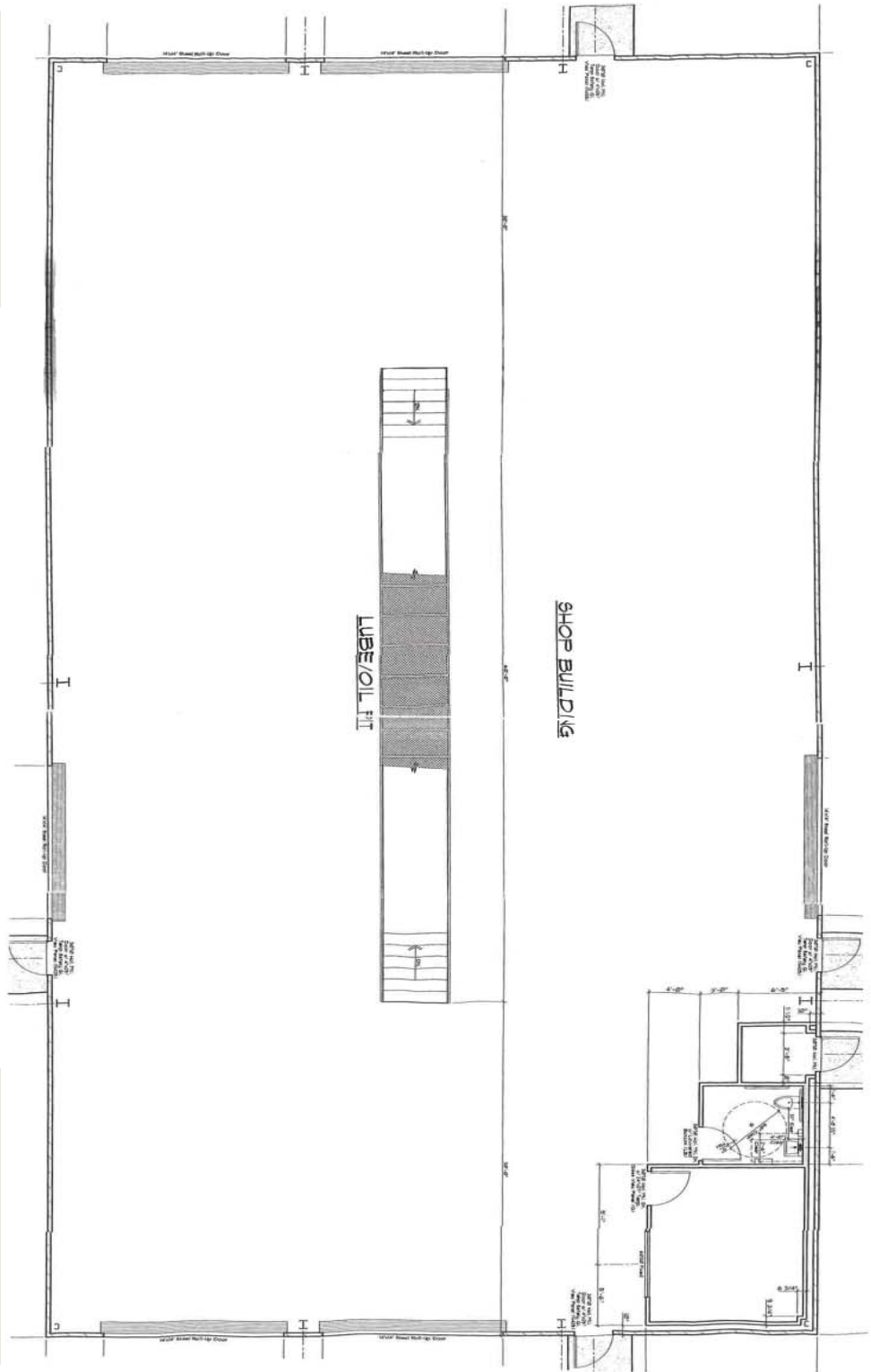


Fabrication Building Floorplan



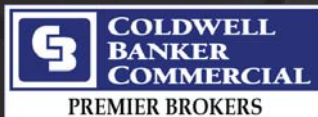
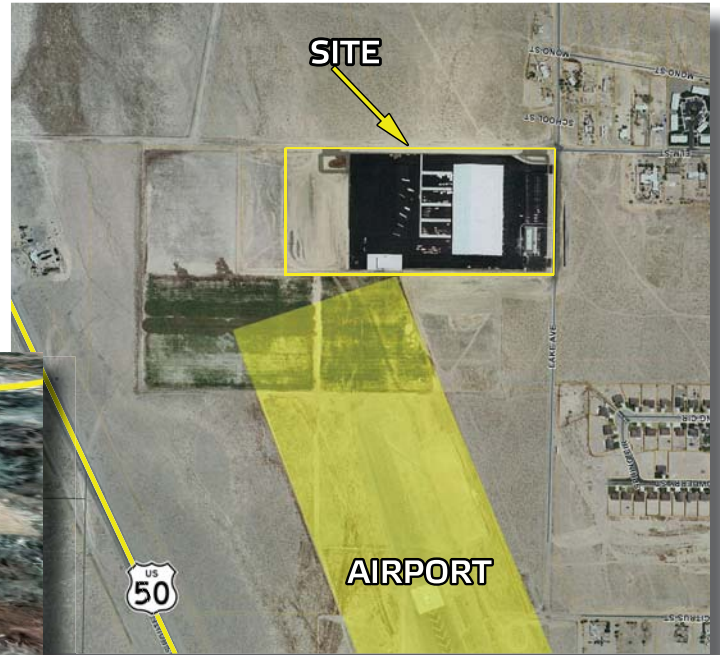
# 600 Lake Ave, Silver Springs, NV

## Shop Building Floorplan



## Description of Area & Maps

- Located Adjacent to Silver Springs Airport
- One Day Access to the 11 Western States
- Close Proximity to Skilled Labor Pool
- Located on US Hwy 50
- Only 14 Miles to I-80
- Only 44 Miles to Reno / Sparks Metro Area



For Property Information or Tours  
Please Call Brad, Andie, or Brad

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