

# 8,976 SF DISTRIBUTION FACILITY

760 E. GLENDALE AVENUE | SPARKS, NEVADA

FOR LEASE - \$0.55 PSF/MO. NNN

## FEATURES

- Zoned for retail showroom and warehouse use
- Excellent distribution and manufacturing location
- Large truck court for easy maneuverability
- Cross docked
- Immediate access to Interstate 80 (0.8 miles / 2 minutes)

## SPECIFICATIONS

- \$0.55 PSF/mo. NNN
- NNN's \$0.085 PSF/mo.
- 8,976 square feet
- 272 sq. ft. office with restroom
- 4 dock high doors (8x8')
- Drive-in ramp available
- 50x20' column spacing
- 25' clear height
- .33/3000 sprinkler rating
- 400A /208V 3-phase power
- T-5 lighting and skylights
- Natural gas warehouse heating
- Available September 2017



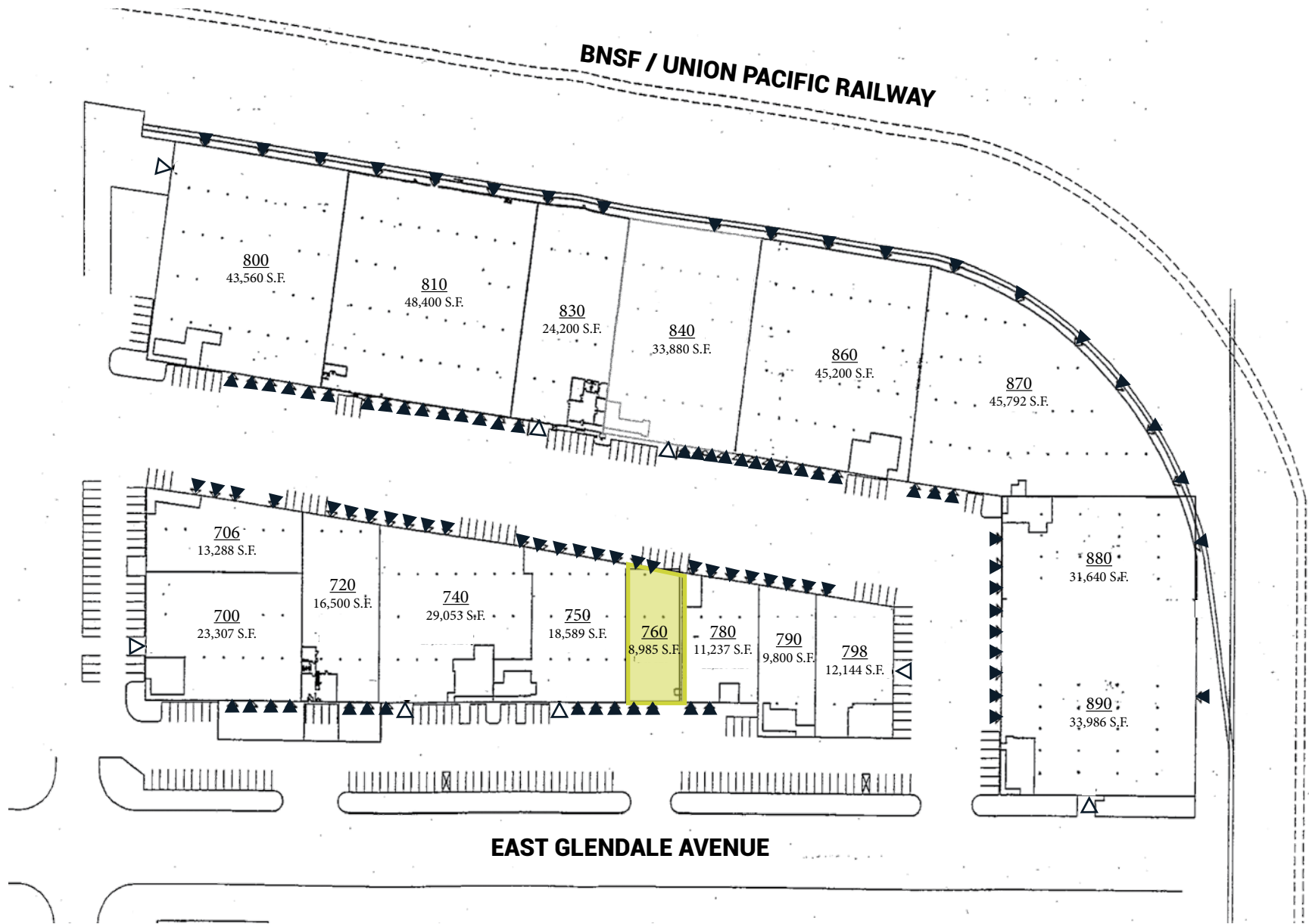
FOR MORE  
INFORMATION  
(775) 828-4665

Thomas Miller, CCIM  
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Miller Industrial Properties  
1485 Southern Way  
Sparks, Nevada 89431



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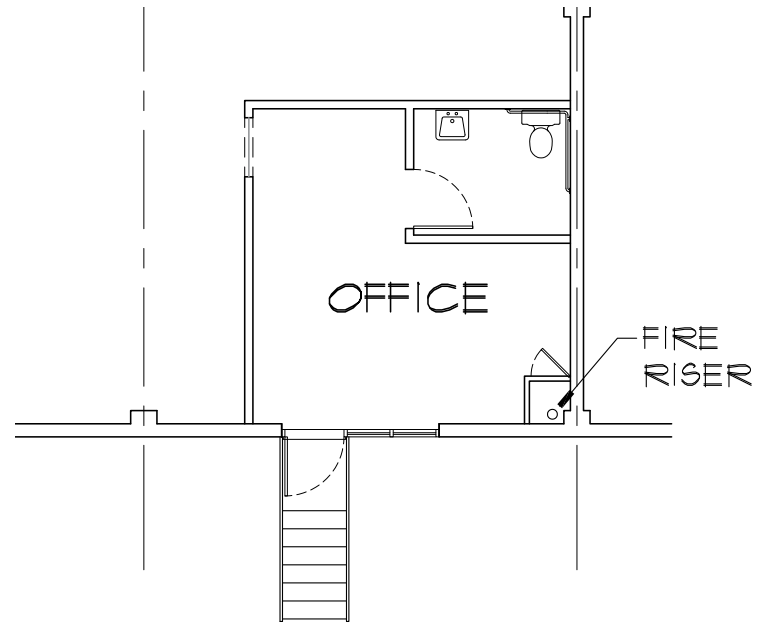
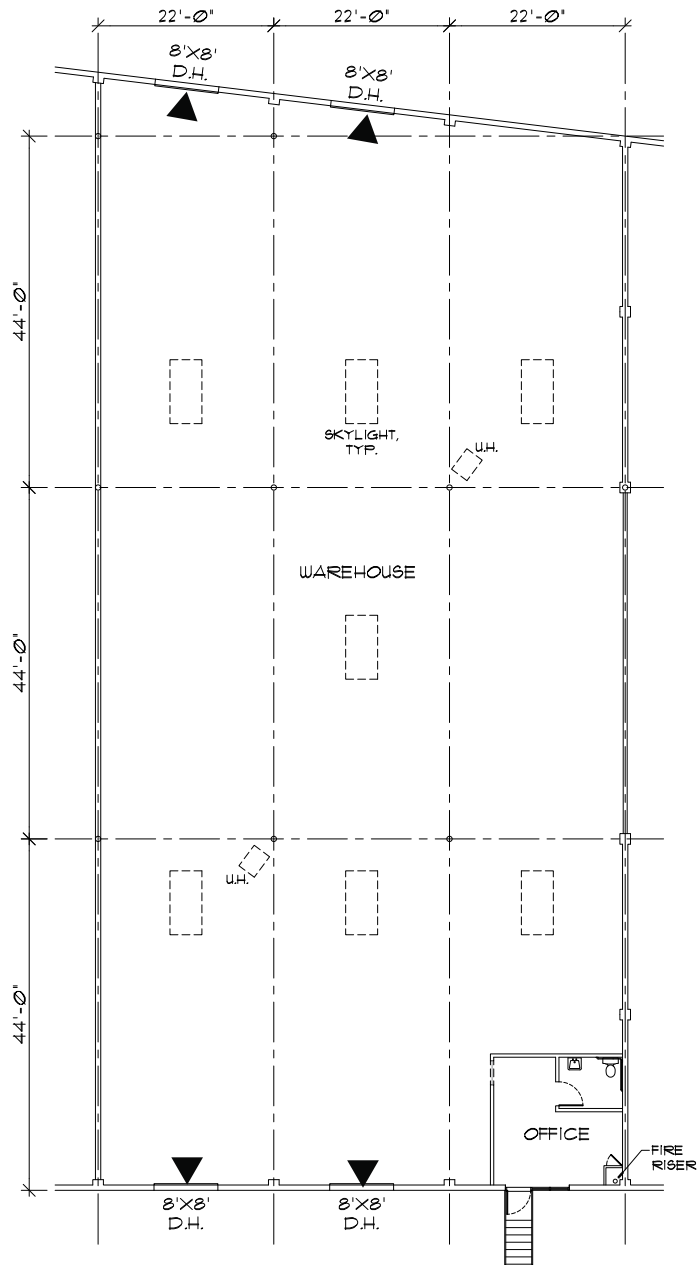
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## AREA DESCRIPTION

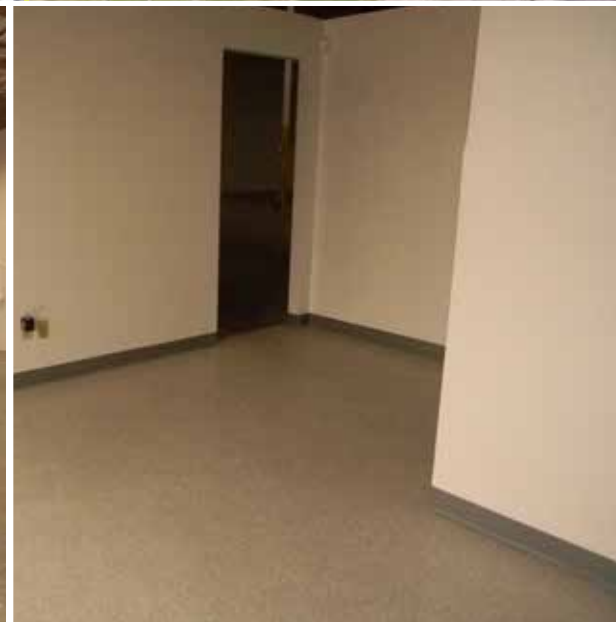
- Centrally located in the Reno / Sparks Industrial area
- High visibility location from both Interstate 80 and E. Glendale Avenue
- Close to main arterials, Interstate 80 and Interstate 580/US 395
- On bus route and close to labor pool

## Business Friendly Environment for Corporate Users

The Tax Foundation ranked Nevada as the third most business-friendly state due to its favorable tax climate, which includes no corporate income taxes, personal income taxes, inventory taxes, unitary taxes, estate and/or gift taxes, franchise taxes, inheritance taxes or special intangible taxes.

## Strategic Centralized Logistics Hub

The Reno/Sparks industrial market is strategically located at the epicenter of the western United States, providing a convenient point of distribution for truck, rail and air services. The Reno/Sparks location allows for overnight delivery to the majority of the eleven western states (53 million people) and two-day delivery to over 63 million people via truck and rail freight shipping.



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