

1.16 ACRE INDUSTRIAL LAND

425 ORRCREST DRIVE | RENO, NEVADA

FOR SALE - \$165,000.00 (\$3.25 PSF)



FEATURES

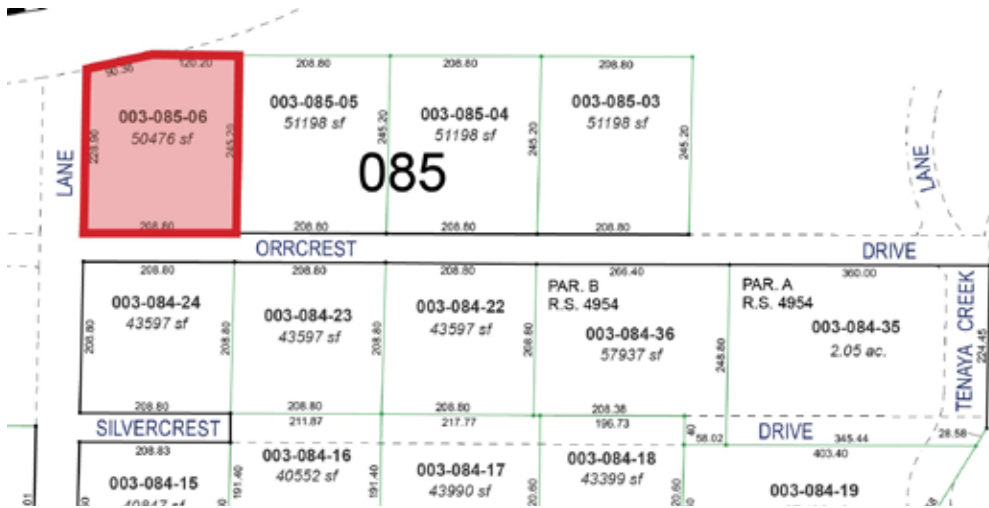
- Close proximity to US-395 and North Virginia Street
- May accommodate up to 20,000 sq. ft. building (to be verified)
- Easily accessible

SPECIFICATIONS

- Zoned Industrial (I)
- APN: 003-085-06
- 1.16 acres (50,530 square feet)

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.



FOR MORE
INFORMATION
(775) 828-4665

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Miller Industrial Properties
1485 Southern Way
Sparks, Nevada 89431



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AREA DESCRIPTION

- Located in the rapidly growing North Valleys submarket of the Reno/Sparks industrial real estate market
- Proximate to national distributors and warehouse users such as Amazon, Petco and Sherwin Williams
- The area boasts a plentiful workforce making it an excellent location for a western operations facility
- Located close to bus route and minutes from US-395, the main north-south arterial in northern Nevada
- Site is 8-minutes from central Reno

Strategic Centralized Logistics Hub

The northern Nevada 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 Fernley location, located just outside of the Reno/Sparks area, 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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