

133,000 SF CLASS "A" INDUSTRIAL FACILITY

12055 SAGE POINT COURT | RENO, NEVADA

FOR SUBLEASE | \$0.32 PSF/MO. NNN



BUILDING FEATURES

- Cross docked
- 2 separate office modules, one front and one rear
- Private park for employees
- Generous 135' truck courts
- Ample employee parking
- Cambridge warehouse heating
- Skylights
- Available mid to late Q4 2017
- Sublease through Q2 2018

SPECIFICATIONS

- 133,000 square feet
- 5,847 sq. ft. of office (two)
- 24 dock doors (8.5' x 9')
- 4 drive-in doors (12' x 14')
- ESFR sprinkler system
- 800A /480V electrical
- 48' x 50' column spacing
- 28' eave height
- T8 lighting with motion sensors
- NNN Estimate: \$0.078 psf/mo.



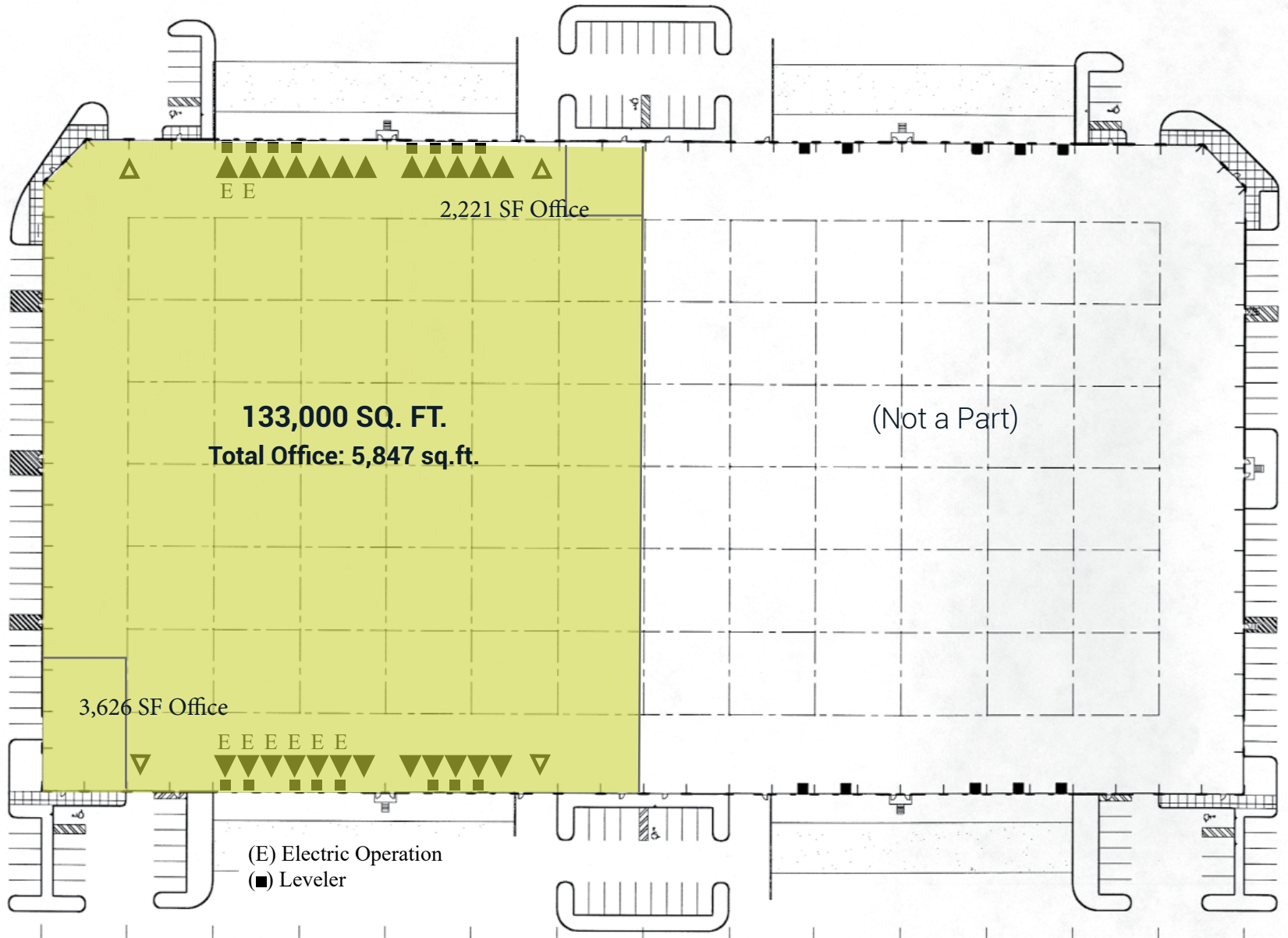
FOR MORE
INFORMATION
(775) 828-4665

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



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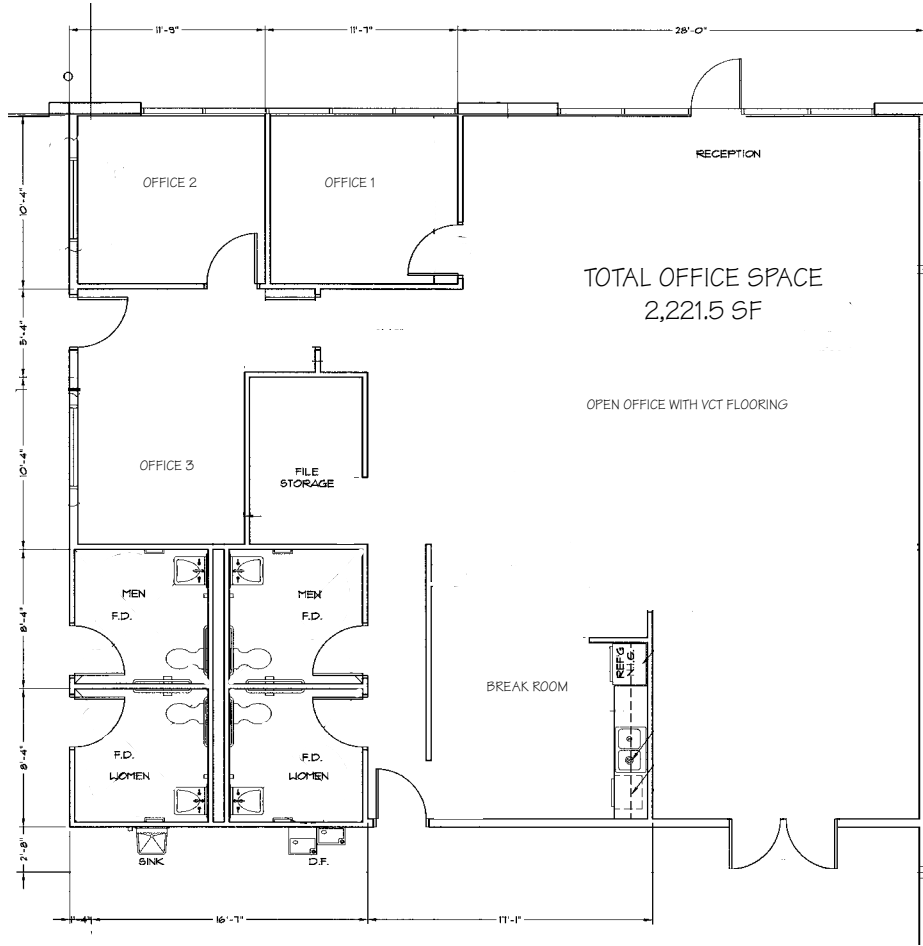
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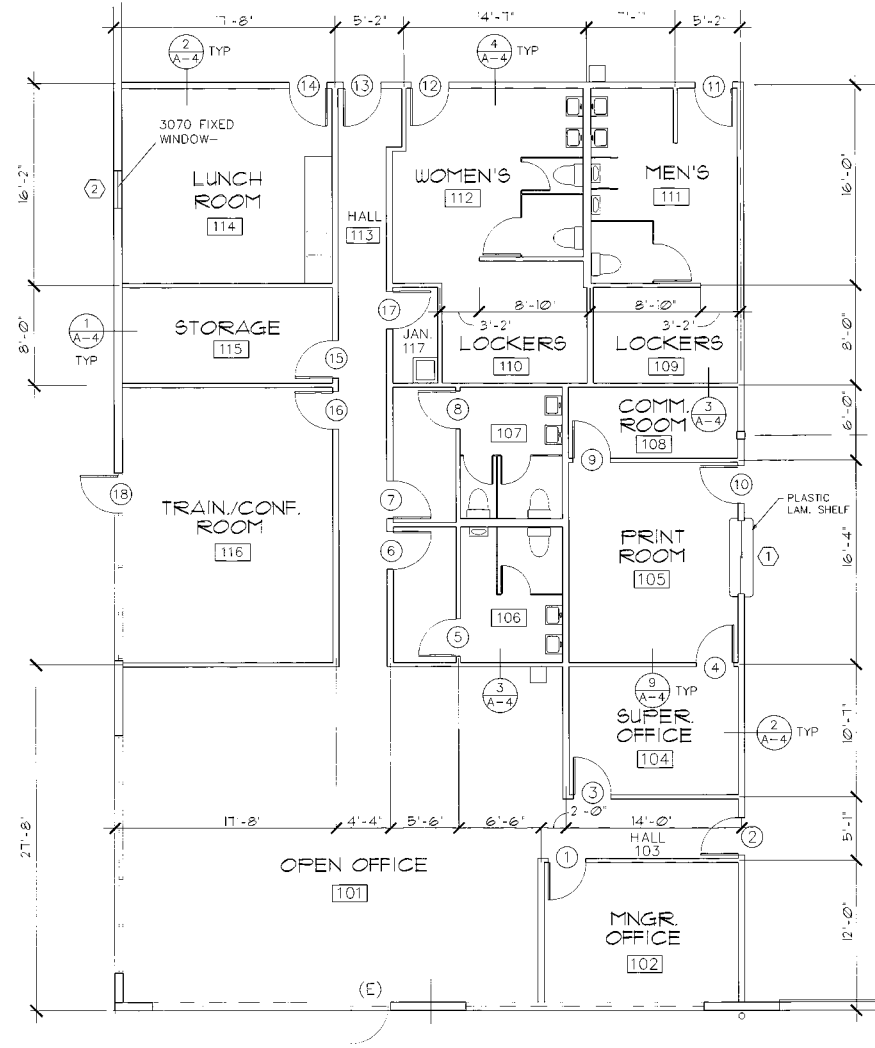
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2,221 SF REAR OFFICE PLAN



3,626 SF FRONT OFFICE PLAN



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Area Description

North Valleys submarket is home to national distributors and warehouse users such as Amazon, Petco, Sherwin Williams, Clorox and Urban Outfitters. The area boasts a plentiful workforce and is located on the bus route and minutes from US-395 (the main north-south arterial in northern Nevada) making it an excellent location for a western operations facility.

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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