

# 52,972 SF INDUSTRIAL FACILITY

1185 SOUTH ROCK BOULEVARD | RENO, NEVADA

FOR LEASE | \$0.55 PSF/MO. NNN

**OVER 200 CAR  
PARKING SPACES!**



## BUILDING FEATURES

- Massive parking areas; 200+ car parking spaces + 20 truck spaces
- Abundance of drive-in access
- Fenced security
- Excellent location - close to freeways
- Large truck courts

## SPECIFICATIONS

- ±52,972 sq. ft.
- ±3,715 sq. ft. office
- 13 dock high doors with seals and EOD levelers
- 6 drive-in doors (4-18x14', 1-12x16' and 1-14x16')
- 800A /480V electrical
- Open column spacing
- 24' eave height
- Cambridge warehouse heating
- Over 200 car parking spaces
- ESFR fire sprinkler system
- 20 truck spaces
- T-8 lighting in warehouse
- Zoned Mixed-Use (MURT)
- \$0.55 psf/mo. NNN
- NNN Estimate: \$0.1320 psf/mo.

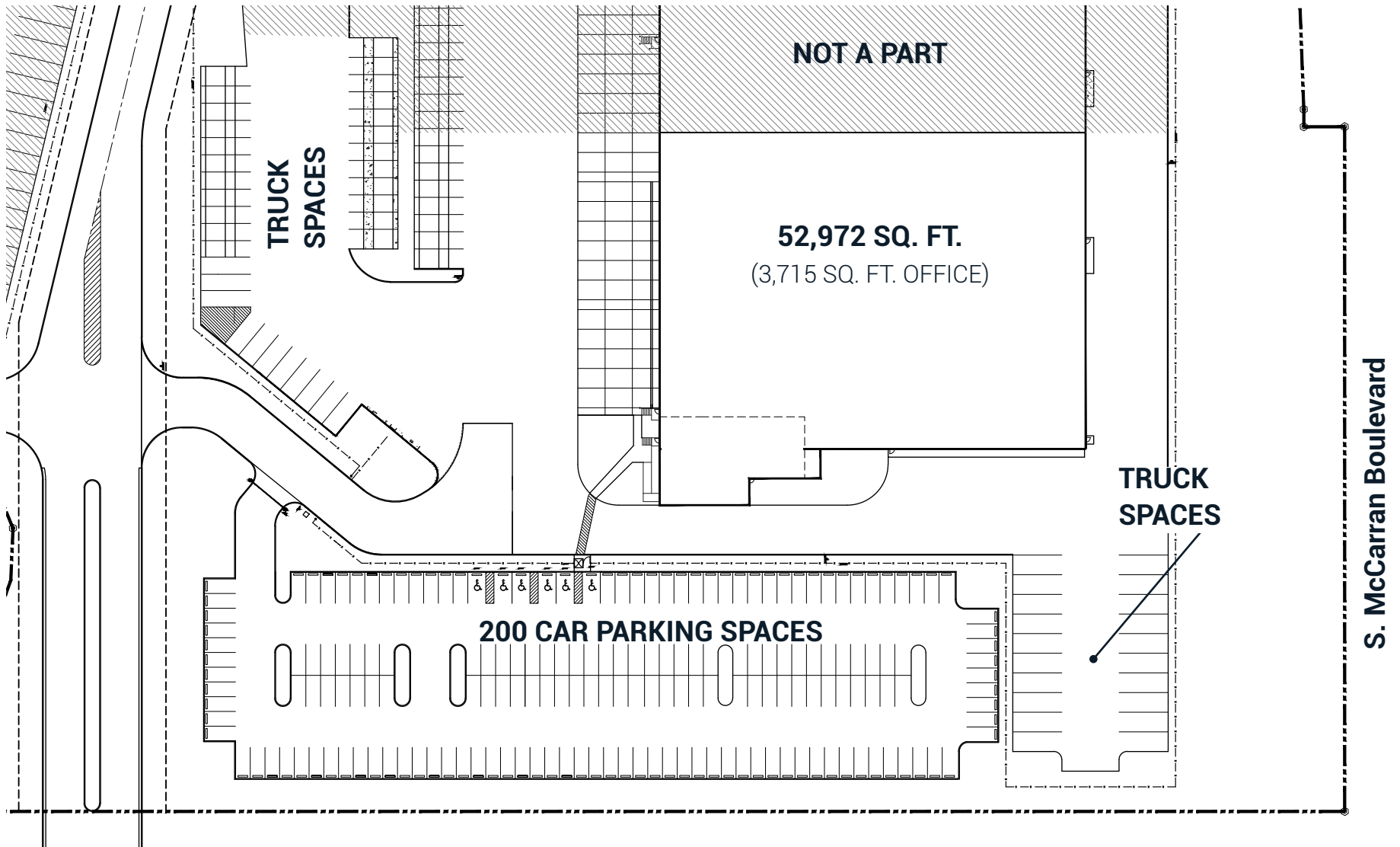
FOR MORE  
INFORMATION  
**(775) 828-4665**

**Thomas Miller, CCIM**  
President | (775) 742-9891  
tom@mipnv.com

**Miller Industrial Properties**  
1485 Southern Way  
Sparks, Nevada 89431



SITE PLAN



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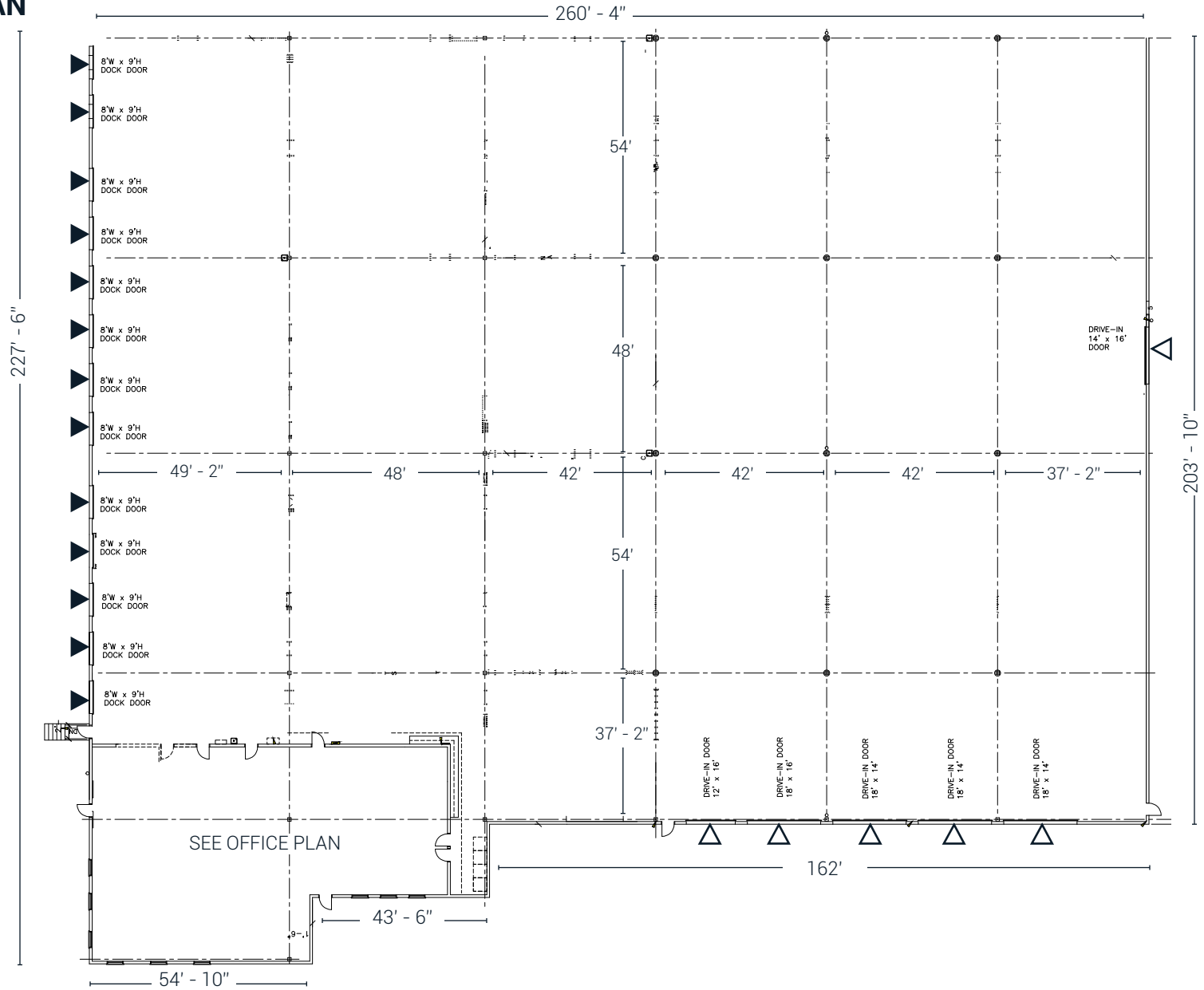
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## FLOOR PLAN



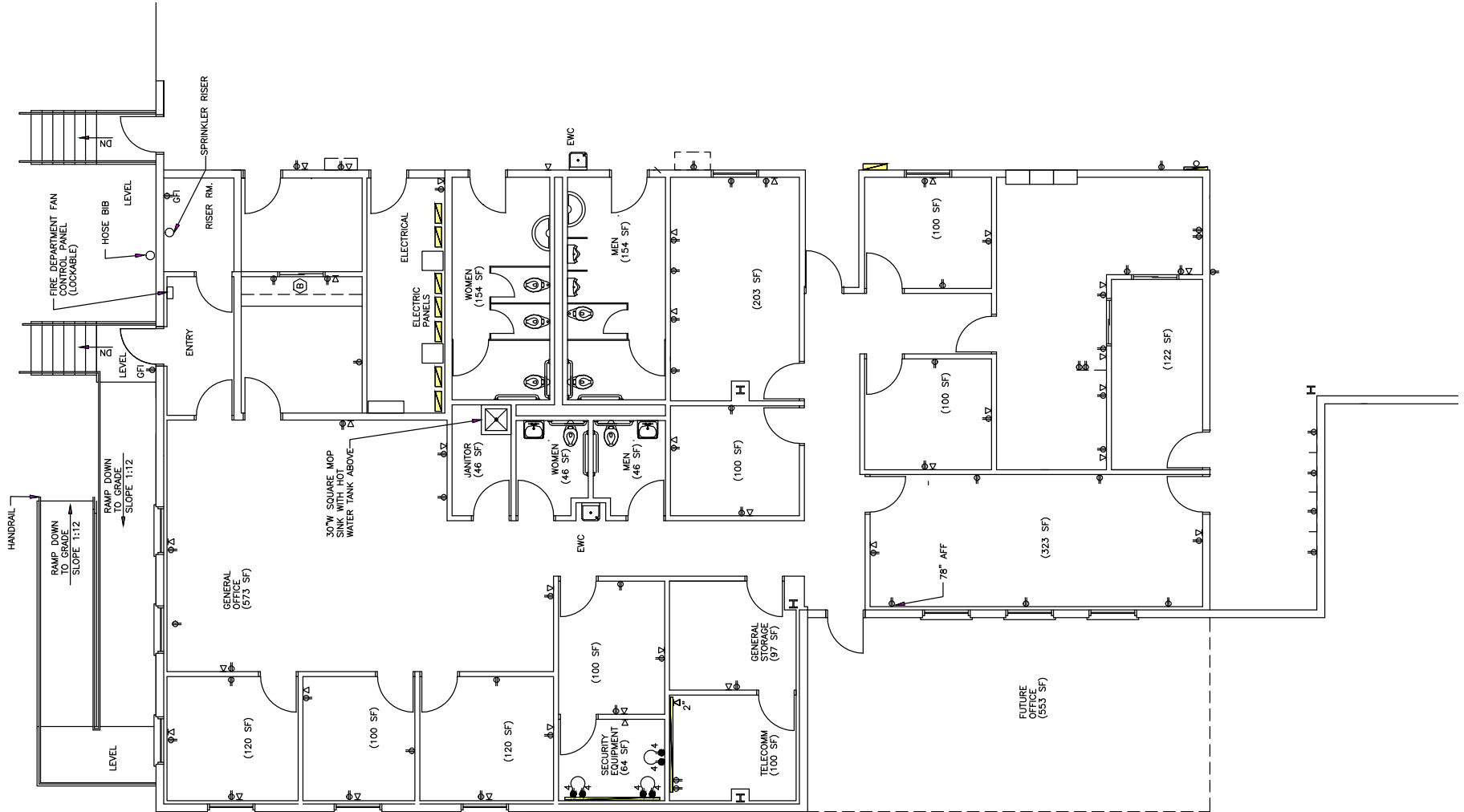
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## 3,715 SF OFFICE PLAN



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## AERIAL



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## SITE ACCESS AERIAL - Excellent Access from Multiple Points



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## WHY EXPAND YOUR BUSINESS TO NORTHERN NEVADA?



### Transportation & Market Access

With borders on five states, Nevada provides efficient transportation to the eleven western states. Northern Nevada is a hub of an extensive transportation network on two major highway corridors: Interstate 80 and U.S. Highway 395. Interstate 80 connects Reno/Sparks to San Francisco to the west and Salt Lake City to the east. U.S. Highway 395 runs northbound to Oregon, Washington and Canada & southbound to Los Angeles.



### Trucking / Freight

Over 65 trucking companies provide overnight delivery service to 80% of the eleven contiguous western states. State regulation allows for "triples" across most of the west, making Reno a convenient location for assembly/disassembly of loads headed both east to west and north to south.



### Air

Reno/Tahoe International Airport provides air cargo service from Capital Cargo, DHL and daily from FedEx and UPS to their respective hubs.



### Overnight Delivery

OnTrac, UPS and FedEx all have operations in northern Nevada. OnTrac provides overnight delivery at ground shipping prices, requiring FedEx and UPS to compete to provide an economic one-day delivery footprint. This is a strong story for our distribution model.



### Railroad Systems

Union Pacific Railroad links 23 states plus every major west coast port and provides service to the east through its major gateways of Chicago, St. Louis, Memphis and New Orleans. The market is also served by the BNSF Railway, one of the largest freight railroad networks in North America.



### Business Tax Climate

Nevada was ranked #3 in the United States for our business friendly tax climate, by the Tax Foundations 2012 State Business Tax Climate Index

- No corporate tax
- No personal income tax
- No inventory tax
- No unitary tax
- No estate and/or gift taxes
- No franchise tax
- No inheritance tax
- No special intangible tax



### Technology and E-Commerce

Apple continues to expand its presence and Rack Space recently announced a new data center build. Switch recently completed the world's largest data center, and in April Google announced the purchase of 1,210 acres. TESLA is building a \$5 billion, 10 million sq. ft. lithium battery manufacturing center in Reno and e-commerce continues to drive demand for large Class A industrial buildings as evidenced by recent transactions including Amazon.com, Petco, Zulily.com and Chewy.com, all driving area growth.



## Area Description

- Located in the highly desirable Airport submarket of the Reno/Sparks industrial real estate market
- Located on three (3) major thoroughfares; McCarran Boulevard, Rock Boulevard and Longley Lane
- Close proximity to the Reno Tahoe International Airport
- 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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