

INDUSTRIAL WAREHOUSE (11,972 - 20,043 SF)

305 E. GLENDALE AVENUE | SPARKS, NEVADA

FOR LEASE



BUILDING FEATURES

- Full renovation nearing completion - available for immediate occupancy
- New interior and exterior upgrades
- Prime corner; endcap space available with retail showroom
- Unparalleled locational advantage with high visibility to prime intersection (South McCarran Boulevard and East Glendale Avenue - 54,000 cars per day)

SPECIFICATIONS

- Three spaces remaining - 15,284 SF, 11,972 SF and 20,043 SF
- OPEX Estimate: \$0.08 psf/mo. NNN
- .235/2000 and .33/3000 fire sprinkler ratings
- 1200A /208V 3-phase electric (to be verified)
- 40' x 40' column spacing
- 26' clearance
- Gas fired reznor warehouse heating
- Zoned Industrial (I)

FOR MORE
INFORMATION
(775) 828-4665

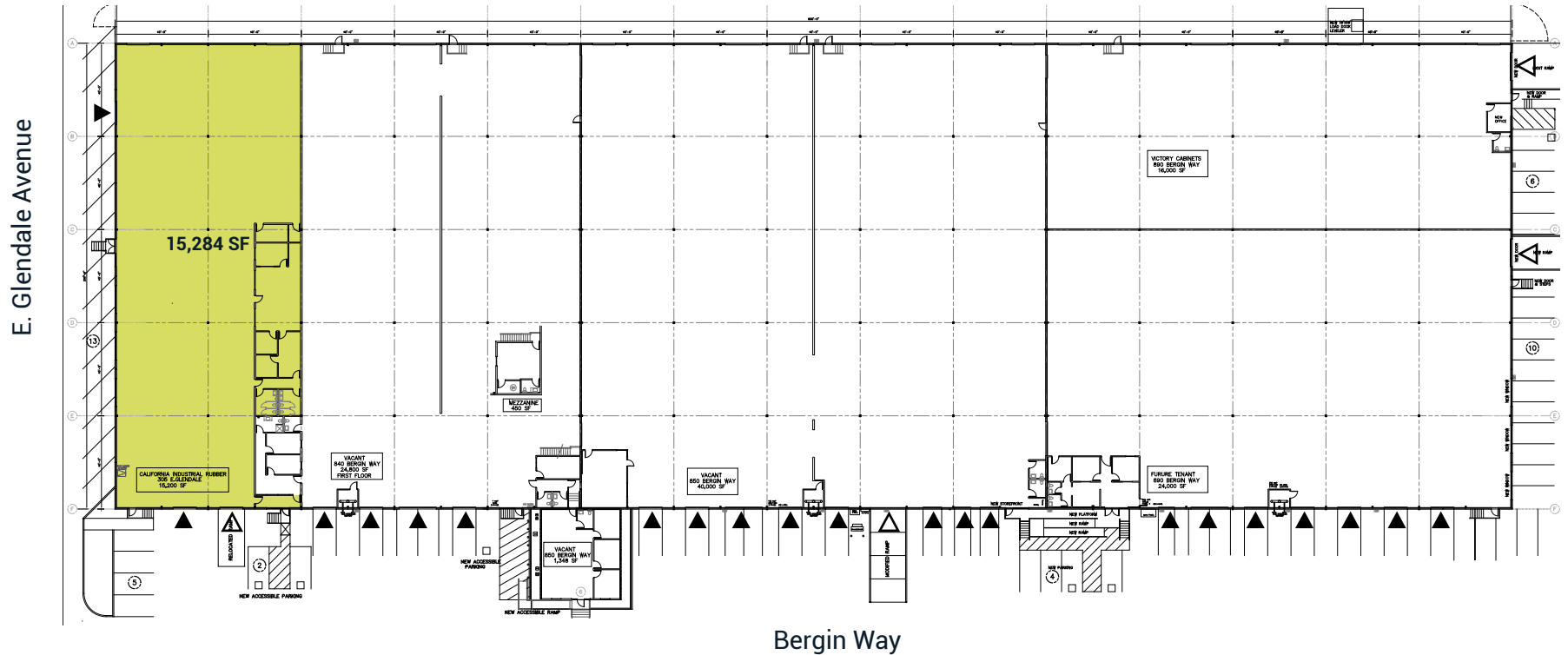
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Miller Industrial Properties
1485 Southern Way
Sparks, Nevada 89431



Floor Plan



305 E. Glendale Avenue

- 15,284 square feet
- Asking Rate: \$0.60 PSF/mo. NNN
- ±1,600 sq. ft. office / retail showroom
- Two (2) dock doors
- One (1) drive-in door
- Dimensions: 200' x 80'

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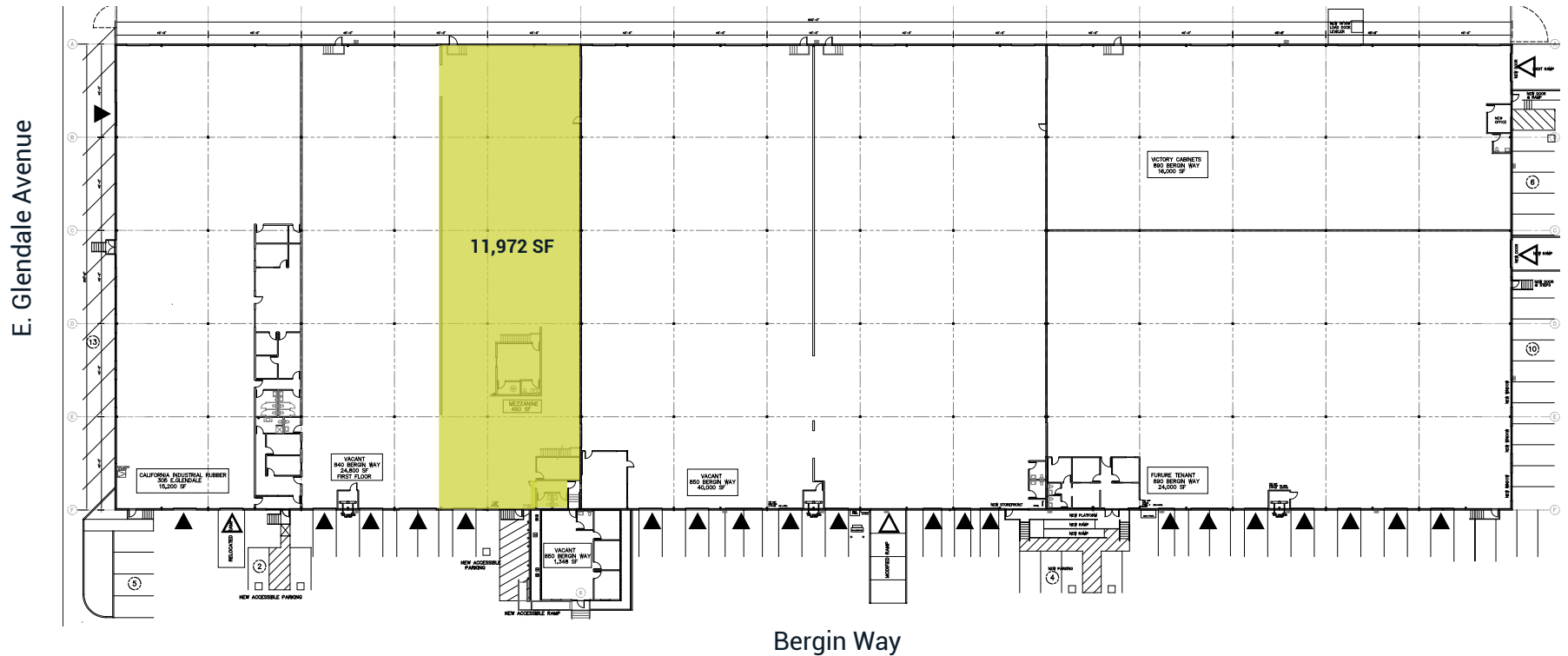
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Floor Plan



840 Bergin Way, Suite B

- 11,972 square feet
- Asking Rate: \$0.58 PSF/mo. NNN
- Build-to-suit office
- One (1) dock door
- Dimensions: 200' x 60'
- ±454 sq. ft. mezzanine

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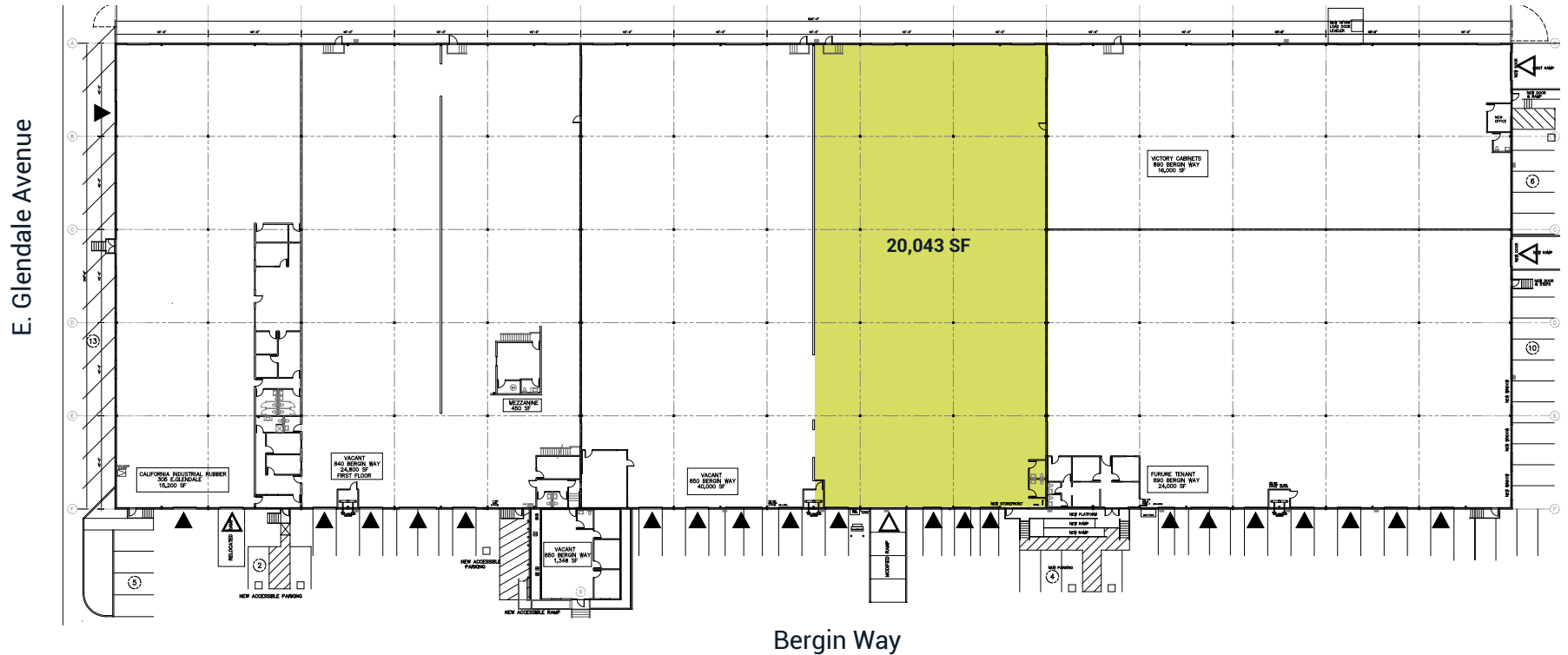
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Floor Plan



850 Bergin Way, Suite D

- 20,043 square feet
- Asking Rate: \$0.46 PSF/mo. NNN
- Build-to-suit office
- Four (4) dock doors
- One (1) drive-in door
- Dimensions: 200' x 100'

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Area Description

- Centrally located in the heart of the Sparks industrial area
- High visibility from S. McCarran Boulevard and E. Glendale Avenue
- Immediate access to Interstate 80
- 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.





RENO/ SPARKS, NEVADA

“The Biggest Little City in the World” has a population of **400,000 people** and offers a **quality of life** that is hard to match.

Reno's residents experience many **cultural activities** including multiple museums, theatre companies, a symphony, a ballet and an opera. There are many venues for sporting events and concerts including the Reno Events Center, Reno Livestock Event's Center and Lawlor Events Center.

In addition to the cultural activities that the area offers, Reno/Sparks and Lake Tahoe offer some of the **best outdoor recreation in the nation**. The area has 17 world class ski resorts, Lake Tahoe and many other lakes within an hours drive, hundreds of miles of hiking trails and the Truckee River runs through the center of Downtown Reno.

Reno's location also offers short trips to the major US cities of Sacramento and San Francisco, California which are two and four hour drives respectively.



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RENO/SPARKS, NEVADA & LAKE TAHOE OUTDOOR RECREATION

Northern Nevada is renowned for its **outdoor beauty and variety of adventure** options including skiing and snowboarding, snowshoeing, ice skating, golf, hiking, mountain biking, kayaking, whitewater rafting and fishing.

Lake Tahoe is a 30-minute drive from Sparks, Nevada, and Reno/ Tahoe has the highest concentration of slopes in North America. The Truckee River flows from Lake Tahoe through the heart of Reno and Sparks, creating summertime activities from kayaking and whitewater rafting to a leisurely day of fishing or tubing along the Reno Riverwalk.



Alpine Meadows · Boreal · Camp Richardson ·
Diamond Peak · Donner Ski Ranch · Granlibakken ·
Heavenly Mountain Resort · Homewood Mountain
Resort · Hope Valley Cross Country · Kirkwood ·
Mount Rose Ski Tahoe · Northstar California Resort ·
Royal Gorge · Sierra at Tahoe · Soda Springs · Squaw
Valley · Sugar Bowl Resort · Tahoe Donner

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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.