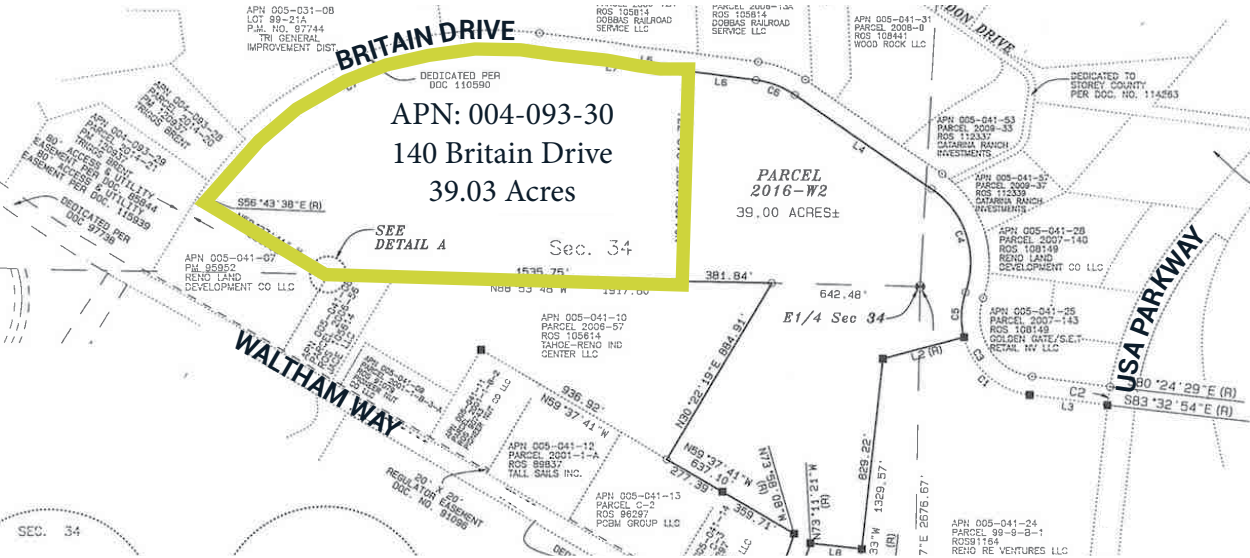


# 39.03 ACRES INDUSTRIAL LAND

140 BRITAIN DRIVE | MCCARRAN (TRIC), NEVADA

FOR SALE - \$1,000,000.00 (\$0.588 PSF)



## FEATURES

- Almost 40 acres of land in the rapidly expanding Tahoe-Reno Industrial Center
- Streamlined permitted and processing through Storey County
- Located close to TESLA and Panasonic
- Easily accessible gate location

## SPECIFICATIONS

- Zoned Heavy Industrial (I-2)
- APN: 004-093-30
- 39.03 acres (1,700,146 square feet)
- For Sale: \$1,000,000.00 (\$0.588 per square foot)



FOR MORE  
INFORMATION  
(775) 828-4665

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Miller Industrial Properties  
1485 Southern Way  
Sparks, Nevada 89431



# 140 BRITAIN DRIVE | MCCARRAN, NEVADA



## AREA DESCRIPTION

- Located in the rapidly growing Tahoe-Reno Industrial Center, the largest industrial park in the United States
- Immediate proximity to Interstate 80, the main east-west arterial in northern Nevada
- Located just 15 minutes from Reno/Sparks, Nevada

## 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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