

# 24,991 SF DISTRIBUTION FACILITY

700 E. GLENDALE AVENUE | SPARKS, NEVADA

FOR LEASE - \$0.55 PSF/MO. NNN

**HIGHLY VISIBLE  
CORNER SPACE!**

## FEATURES

- Corner space showroom potential
- Featured endcap exposure and signage
- Excellent distribution, manufacturing and retail location
- New, contemporary office design
- Front truck loading
- Large truck court for easy maneuverability
- Immediate access to Interstate 80 (0.8 miles / 2 minutes)

## SPECIFICATIONS

- \$0.55 PSF/mo. NNN
- NNN's \$0.085 PSF/mo.
- 24,991 square feet
- 1,582 sq. ft. first floor office with two restrooms
- 1,803 sq. ft. second floor office
- 1 drive-in door
- 4 dock high doors
- 44x22' column spacing
- 25' clear height
- .33/3000 sprinkler rating
- 200A /208V 3-phase power
- Skylights
- Natural gas warehouse heating
- Available September 1, 2018



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

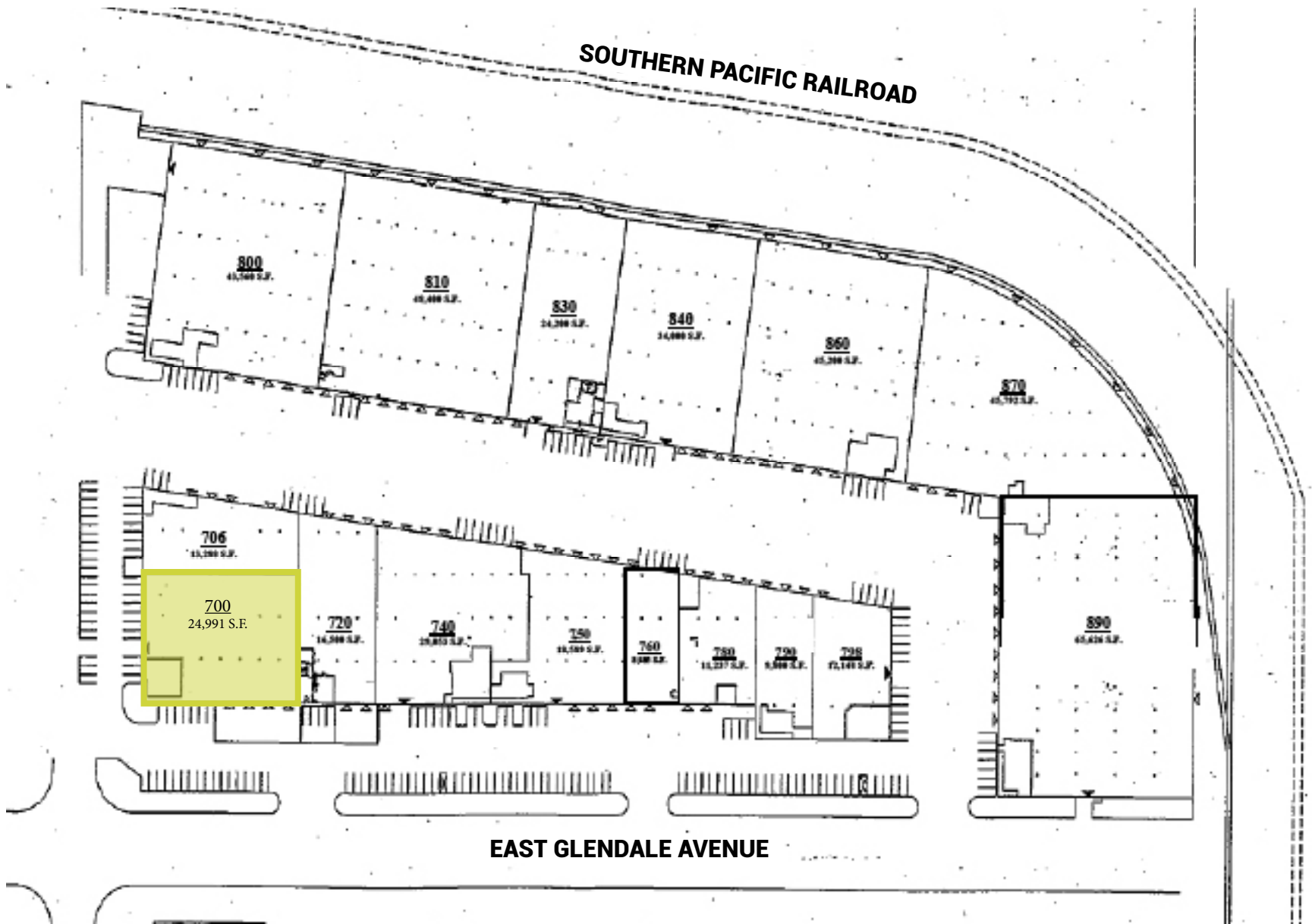
**Thomas Miller, CCIM**  
President | (775) 742-9891  
tom@mipnv.com

**Beki Dobson**  
Associate | (775) 830-4428  
beki@mipnv.com

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



# 700 E. GLENDALE AVENUE | SPARKS, NEVADA



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

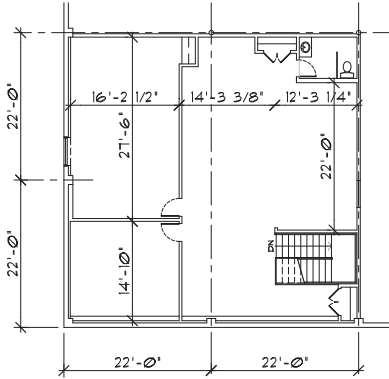
**Thomas Miller, CCIM**  
President | (775) 742-9891  
tom@mipnv.com

**Beki Dobson**  
Associate | (775) 830-4428  
beki@mipnv.com

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



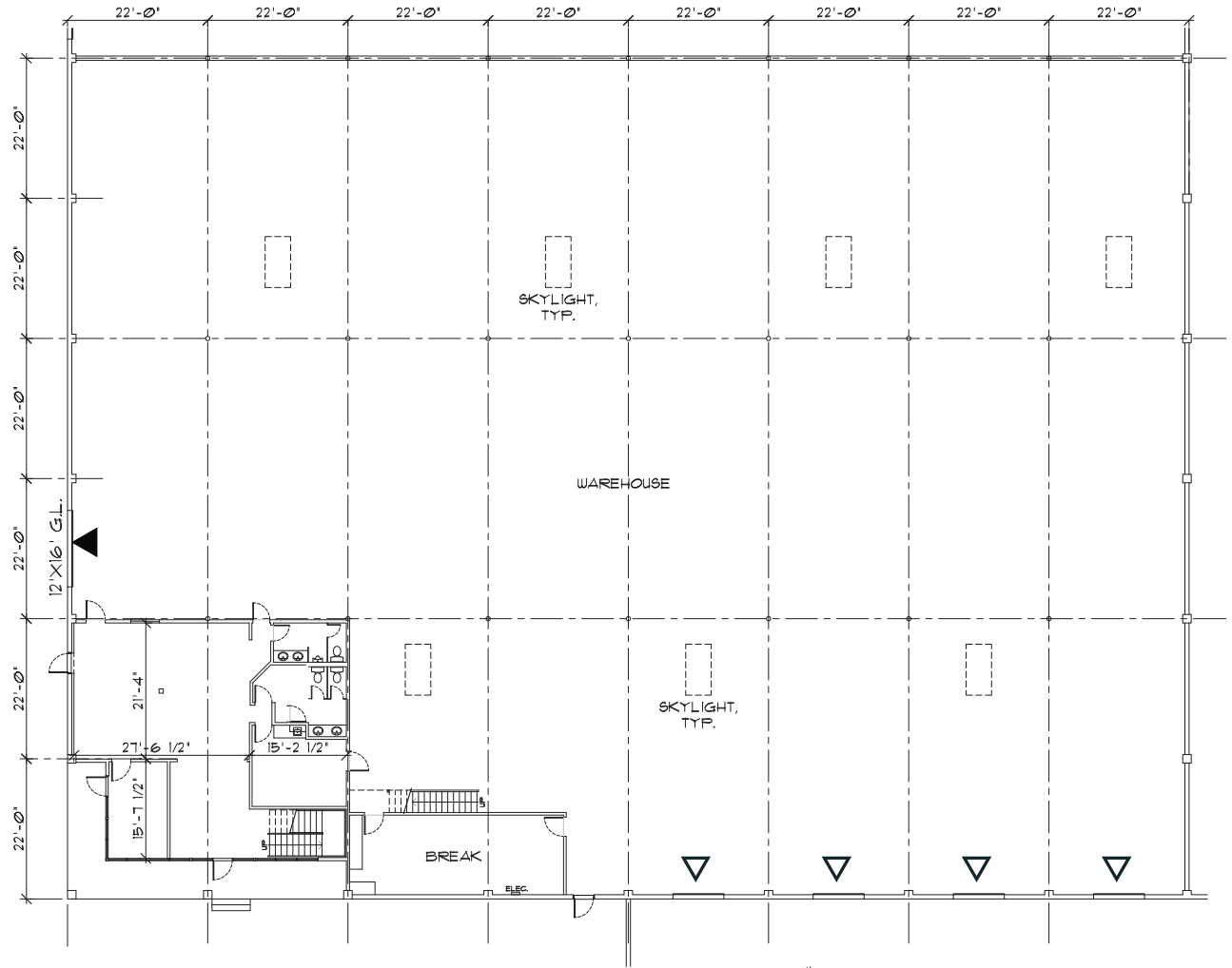
**CHECK OUT THE NEW  
OFFICE CONCEPT**



**Upper Floor Plan**



UPPER FLOOR AREA APPROX. 1,803 SQ.FT.



**As-Built Floor Plan**



OFFICE AREA APPROX. 1,582 SQ.FT.

WAREHOUSE AREA APPROX. 21,606 SQ.FT.

TOTAL MAIN FLOOR AREA APPROX. 23,188 SQ.FT.

GRAND-TOTAL AREA APPROX. 24,991 SQ.FT.



# 700 E. GLENDALE AVENUE | SPARKS, NEVADA



## AREA DESCRIPTION

- Centrally located in the Reno / Sparks Industrial area
- High visibility location from both Interstate 80 and E. Glendale Avenue
- Close to main arterials, Interstate 80 and Interstate 580/US 395 and SouthEast Connector
- 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.



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

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

**Beki Dobson**  
Associate | (775) 830-4428  
beki@mipnv.com

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

