

2,280 SF SHOP WITH 4,000 SF FENCED YARD

1630 PITTMAN AVENUE | SPARKS, NEVADA

FOR LEASE | \$2,500/MO. MODIFIED GROSS



FEATURES

- Rare small shop space with secured yard
- $\pm 4,000$ square foot yard with potential to add additional $\pm 14,000$ SF of corner yard space
- Alley access to yard

SPECIFICATIONS

- \$2,500.00/mo. modified gross
- 2,280 sq. ft. with two (2) offices + restroom
- $\pm 4,000$ sq. ft. fenced yard with access from alley + additional 300 sq. ft. side yard
- Three (3) drive-in doors
- 200A /208V electrical
- New, single ply roof
- Exterior security lights
- Alarm system
- Partial awning in yard
- Compressor room (15x15')

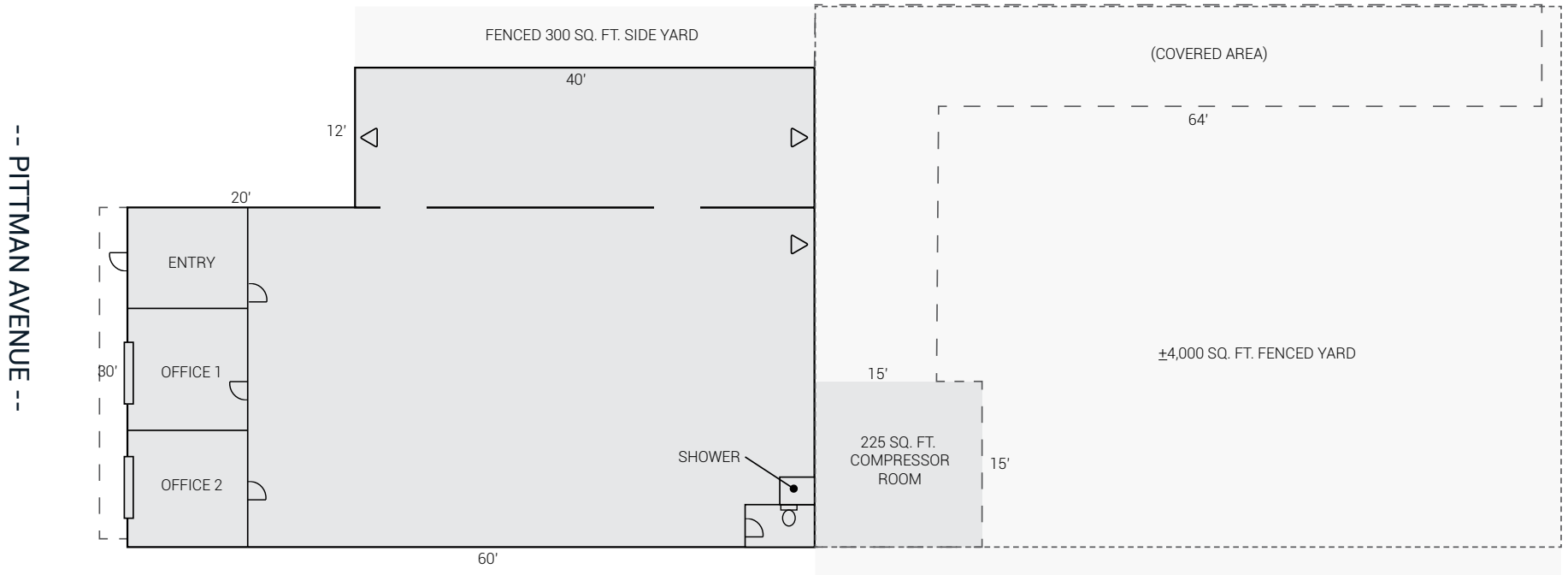
FOR MORE
INFORMATION
(775) 828-4665

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



SITE PLAN



POTENTIAL 14,000 SQ. FT. YARD AREA

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AERIAL



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Area Description

- Centrally located in the Reno / Sparks Industrial area
- Close to main arterials, Interstate 80 and Interstate 580/US 395
- 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.