

126,268 SF INDUSTRIAL WAREHOUSE

1381 CAPITAL BOULEVARD, SUITE 200 | RENO, NEVADA

FOR SUBLEASE - \$0.35 PSF/MO. NNN



FEATURES

- Ready for occupancy
- Excellent location in the airport submarket
- Racking available
- Short term lease available
- Longer term lease available
- Large car parking area (60 cars)
- Racking available

SPECIFICATIONS

- For Sublease: \$0.35 PSF/mo. NNN
- Estimated OPEX: \$0.08 PSF/mo.
- Sublease through December 31, 2020
- 2,268 sq. ft. office + warehouse restrooms
- Ten (10) dock doors with levelers, seals, insulated doors, and trailer lights
- One (1) drive-in door
- 105' truck courts
- Trailer parking
- 26' eave height
- 625A /480V 3-phase electric
- 50' x 45' column spacing
- ESFR fire suppression system
- T-5 motion sensor lights
- Painted warehouse walls
- Zoned Industrial Commercial (IC)

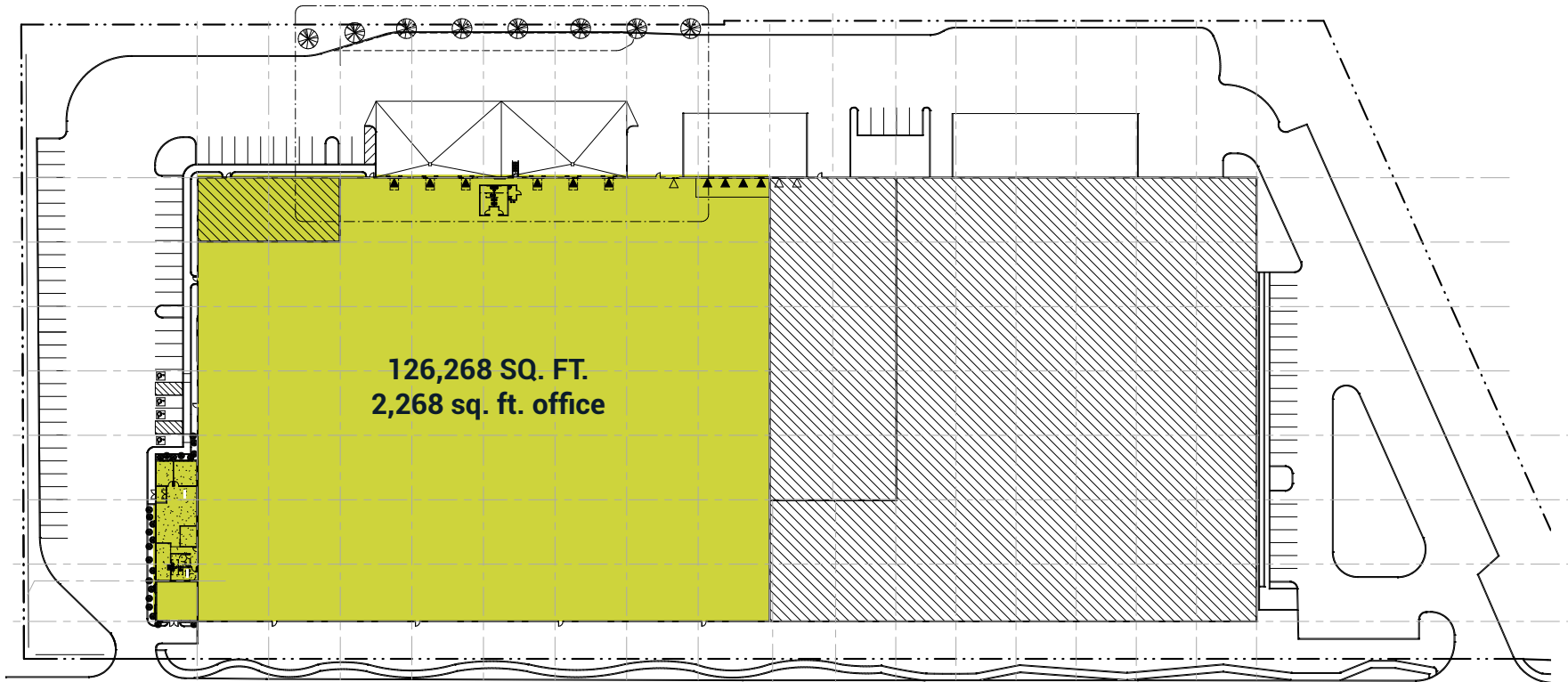
FOR MORE
INFORMATION
(775) 828-4665

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



SITE PLAN



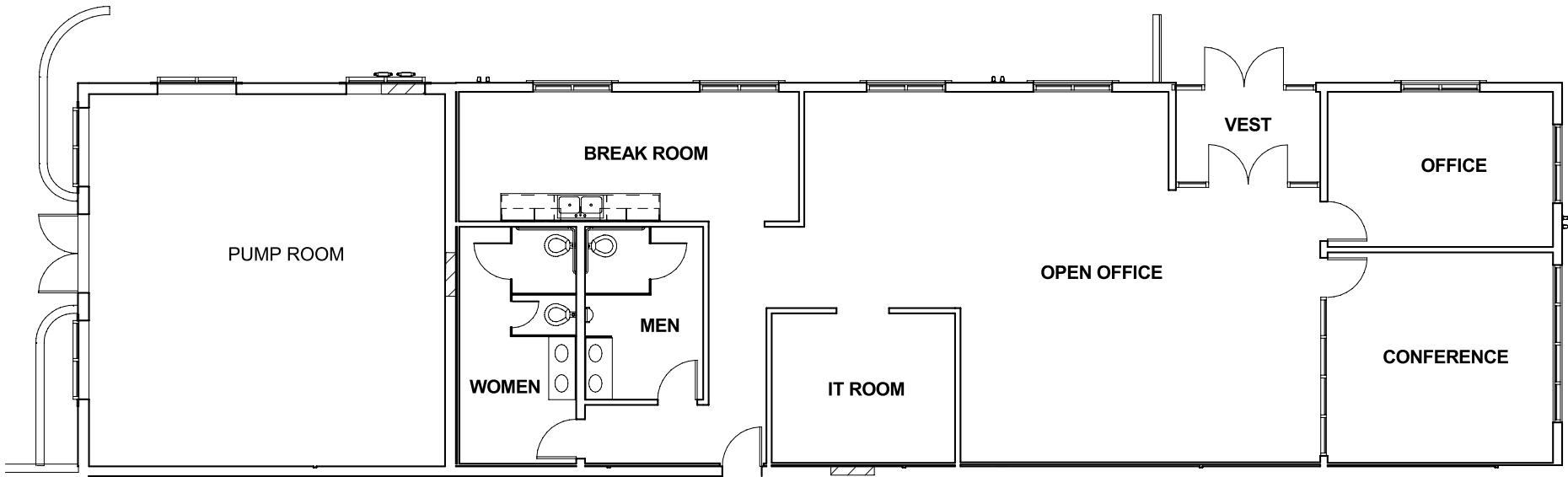
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OFFICE PLAN





AREA DESCRIPTION

- Centrally located in the desirable Airport submarket of the Reno / Sparks Industrial area
- Close to main arterials, Interstate 80 and Interstate 580/US 395
- Located close to FedEx Distribution Center
- 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.

