

2 INDUSTRIAL BUILDING PORTFOLIO FOR SALE

13960 MOUNT ANDERSON & 13975 MOUNT MCCLELLAN | STEAD, NEVADA

FOR SALE: \$2,200,000.00 (\$116.40 PSF) OR \$1,100,000.00 EACH

MOUNT ANDERSON STREET

APN: 086-148-12
0.99 ACRES

13960 MT.
ANDERSON

APN: 086-148-13
1.69 ACRES

13975 MT.
MCCLELLAN

ECHO AVENUE

SPECIFICATIONS

- Two industrial / manufacturing buildings totaling \pm 18,900 SF
- Situated on 2.68 acres with fenced, paved yard with two access points
- Corner location and visibility
- Ceiling Height: 14 - 21' (at peak)
- Zoned Industrial (I)
- Each building also available for individual sale

13960 Mount Anderson Street

- \pm 9,900 square feet
- 2,500 SF office with two restrooms
- 0.99 acres of paved yard space
- 2 dock positions (1 exterior)
- 1 drive-in door
- Fire separation doors
- APN: 086-148-12

13975 Mount McClellan Street

- \pm 9,000 square feet
- 314 SF office with one restroom
- 6 dock positions (4 exterior)
- 1 drive-in door
- 1.69 acres of paved yard space
- Sprinklered, scheduled system
- APN: 086-148-13

FOR MORE
INFORMATION
(775) 828-4665

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

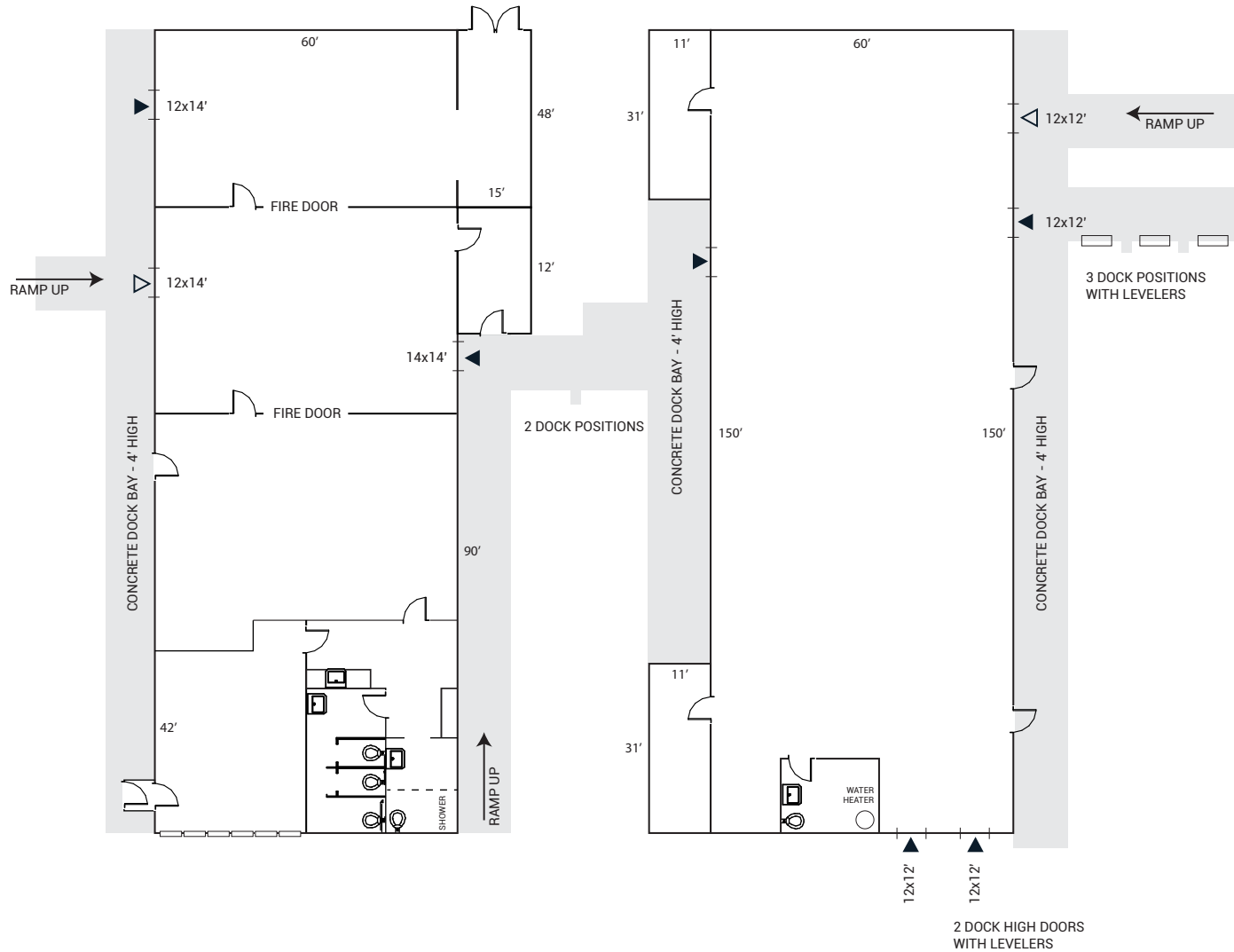
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Miller Industrial Properties
1485 Southern Way
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SITE PLAN

-- MOUNT ANDERSON STREET --



Mount McClellan Street (Abandoned)

-- ECHO AVENUE --

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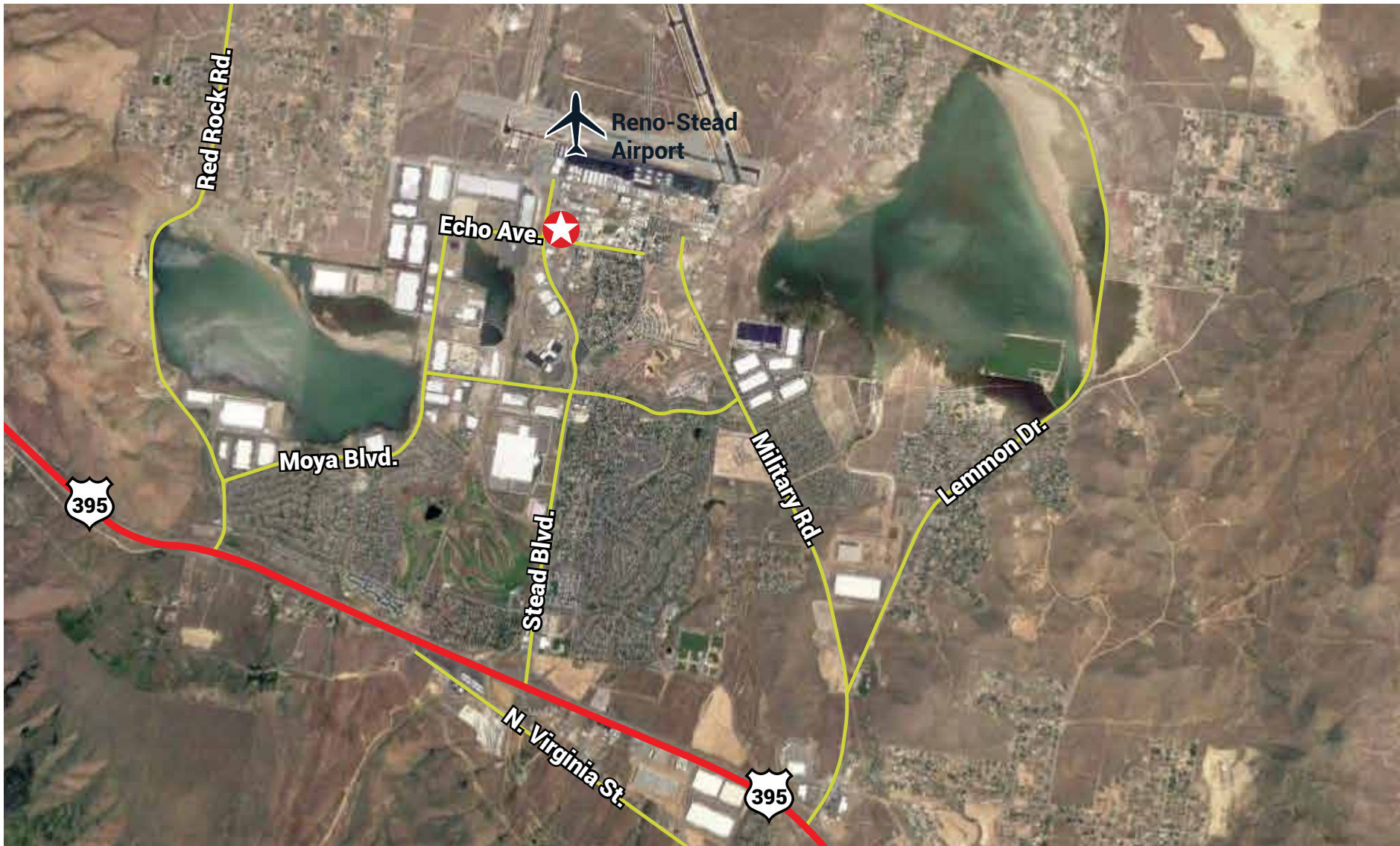
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AERIAL



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Area Description

The Stead /North Valleys submarket is home to national distributors and warehouse users such as Amazon, Petco, Sherwin Williams, Clorox and Ubran Outfitters. The area boasts a plentiful workforce and is located on the bus route and minutes away from US-395 (the main north-south arterial in northern Nevada) making it an excellent location for a western operations facility.

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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