

43,200 SF INDUSTRIAL BUILDING FOR SUBLEASE

1150 TRADEMARK DRIVE, SUITE 102B | RENO, NEVADA

FOR SUBLEASE - \$0.44 PSF/MO. NNN



FEATURES

- Sublease through September 2021
- Racking available - 896 pallet positions
- Insulated walls and roof
- Located in the highly desirable South Meadows submarket
- Newer construction - built in 1998

SPECIFICATIONS

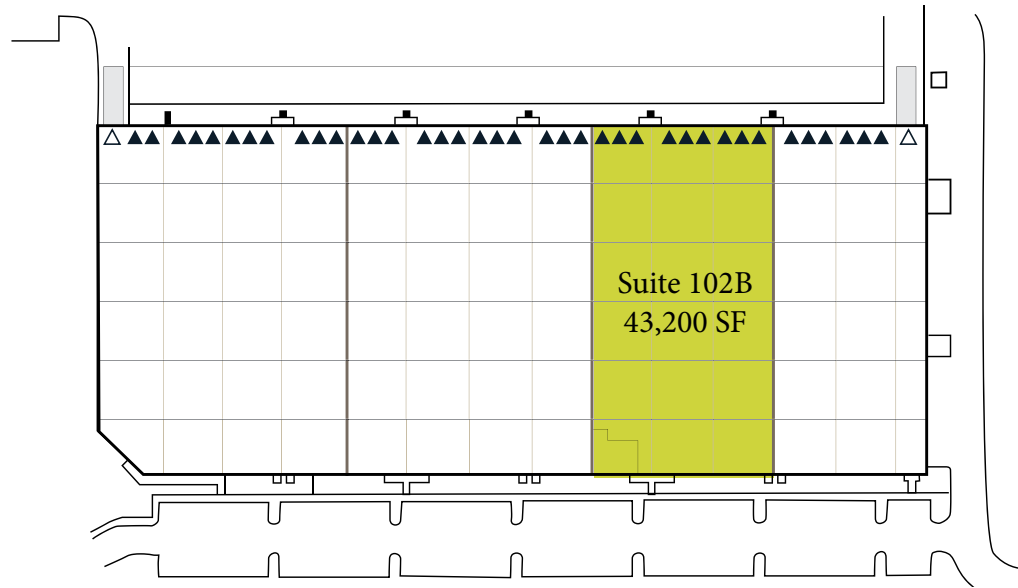
- For Sublease: \$0.44 PSF/mo. NNN
- OPEX Estimate: \$0.09 PSF/mo.
- 43,200 square feet
- 1,378 square feet of office
- Nine (9) dock doors with levelers, seals, and lights
- 48' x 50' column spacing
- 24' clear height
- ESFR sprinkler rating
- 250A /480V 3-phase power - to be verified
- T-8 lighting
- Cambridge warehouse heat
- Rear loaded warehouse
- Two forklift charging stations
- Security /surveillance system
- Zoned Planned Unit Development (PUD)

FOR MORE
INFORMATION
(775) 828-4665

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Miller Industrial Properties
1485 Southern Way
Sparks, Nevada 89431





AREA DESCRIPTION

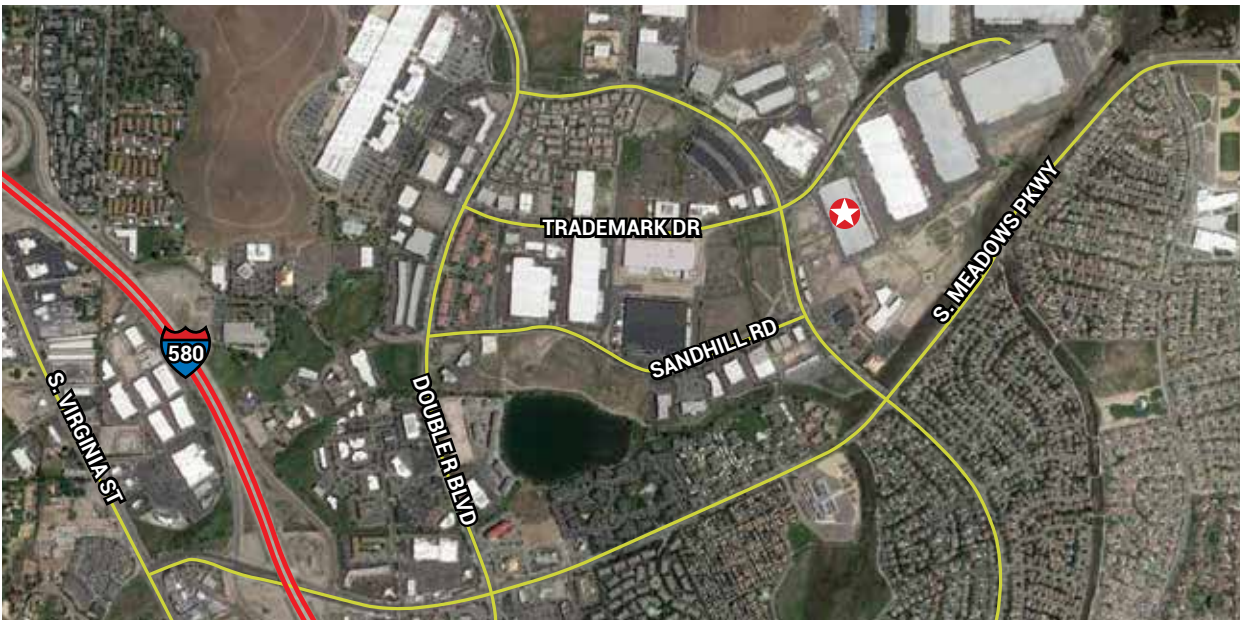
- Located in the highly desirable South Reno submarket of the Reno/Sparks industrial market
- Minutes from Interstate 580, the main north-south arterial through the market
- Close proximity to the Reno-Tahoe International airport
- Close to labor pool and on bus route

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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