



LEASE RATES

Rates & concessions are very stable



Stable

CONSTRUCTION

A Few Scattered Projects



Almost None

VACANCY

Lowering Vacancy
Very Positive Sign



OUTLOOK

1st Period we see many positive market indicators



WHAT'S HOT

- Vacancy is Down
- Absorption is Up
- Landlord Competition is High
- Market is Very Active in Q1 2011

WHAT'S NOT

- High Inventory keeps building values low
- 2012- 2013 before we see any construction
- Many Expansions remain 'Wait and see'

15.1%

Vacancy Drops!

Positive

NET ABSORPTION

? Turn Around ?

INDUSTRIAL TEAM

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MILLER INDUSTRIAL PROPERTIES

775.828.4665

*Excellence
in Industrial
Real Estate*

INDUSTRIAL MARKET FEATURED PROPERTIES



Sale/Lease
\$6,950,000 or \$0.25/SF/Mo. NNN
183,435 SF Manufacturing/Distribution Facility
190 Resource, Fernley, NV 89408



Sale/Lease
Bring All Offers!
91,780 SF Warehouse/Office
110 Woodland Ave, Reno, NV 89523



Sale/Lease
Bring All Offers!
40,000-97,500 SF Industrial Space
6650 Echo Ct, Reno, NV 89511



Lease
\$0.275/SF/Mo. NNN
9,100 SF Distribution
700 - 890 Glendale Ave, Sparks, NV 89431

Miller Industrial Properties Q4 Results

Lease	36,800 SF	Laco Inc
Lease	16,500 SF	Kunaki LLC
Sale	7 AC	Schluter
Lease	10,000 SF	W Family Trust
Lease	6,960 SF	Baumbach Ent
Lease	6,740 SF	Eleven Western
Lease	6,000 SF	Scraps Dog Inc
Lease	4,800 SF	Top Quality Floors
Lease	4,618 SF	PCI Paper.



Lease
\$0.275/SF/Mo. NNN
45,192 - 105,448 SF Distribution
550 Boxington, Sparks, NV 89431