



Warehouse/Distribution: Leasing and Sales Services

Miller Industrial Properties specializes in the leasing and sales of **warehouse and distribution space**. This is the primary focus of our office. We maintain a full, accurate database of all available properties in the Northern Nevada market. [Please email us](#) with your requirements and we'll search the database and return to you a spreadsheet of all available properties that meet your needs.

"Our in-house Western expansion project team was greatly assisted by bringing Miller Industrial Properties on board. Tom's local knowledge and expertise really helped us keep our lease costs managed."

- *Ralph Gatti, President, A.R.E., Inc., 185,000sf facility*



Miller Industrial Properties has been working with distribution and manufacturing firms here since 1976. No other brokerage can claim this degree of local market experience. To our clients, this translates into services that streamline their expansion or relocation processes.

Another unique factor with Miller Industrial Properties is that for 15 years, Tom Miller constructed well over 50 manufacturing and distribution facilities for sale and lease in Northern Nevada and Northern California. This experience sets Miller Industrial Properties apart again when we handle a Build To Suit project as well as when we are locating and evaluating potential sites for our clients new locations. Once again, our experience allows us to provide experience that streamlines our clients move in process and sets us apart from others in the business.



Our experience allows us to quickly determine answers to these important factors:

1. Is the facility technologically current?
2. Have there been any environmental problems associated with the property? If so, how have they been resolved?
3. Does the municipality, county, or state offer incentives for major industrial tenants in the area?
Have other industrial users in the area recently received incentives?
What type?
4. How accessible is the property to major distribution routes, such as highways, rail lines, or airports?
5. Is the area's labor pool suitable for the intended use? What are prevailing wages and benefits?
What is the competition for this labor pool from other industries and users in the area?
6. What industries are growing in the area? Which are contracting?
7. How does this property's physical plant compare with others in the market?
8. What are the financial implications of a decision to lease, versus a decision to purchase the property?
9. Are lease or sale terms comparable with other properties in the area?
10. What is the developer or owner's reputation in the business and real estate brokerage communities? How responsive is management to tenants' requirements

Give us a call or email to discuss your industrial real estate needs. You will see how our professionalism helps you get your project on the right track.