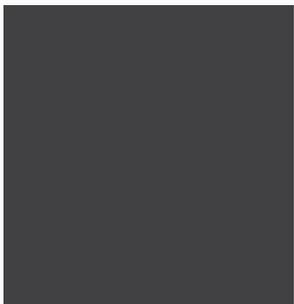
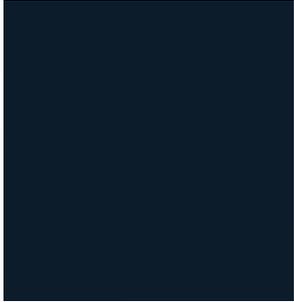


OFFERING SUMMARY



MULTI-TENANT INDUSTRIAL INVESTMENT OPPORTUNITY | ECHO BUSINESS CENTER
5601 AND 13920 ECHO AVENUE, RENO (STEAD), NEVADA

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EXECUTIVE SUMMARY

Echo Business Center is a multi-tenant industrial facility of 56,090 square feet. This facility was originally built by the military in 1948, with additions and updates throughout the 1960's, as part of the Stead Army-Air Force Base. The project was repurposed as a precious metals foundry and it is this design that provides the basis for both the unique and desirable features of the property.

This investment opportunity is located in the heart of the Stead, Nevada industrial market, in the Lear Industrial Park with immediate access to local labor and major thoroughfares.

| | |
|---------------------|----------------------------|
| Price: | \$4,300,000.00 |
| CAP Rate: | 6.50% |
| Lease Type: | Net Net Net (NNN) |
| Address: | 5601 and 13920 Echo Avenue |
| APN: | 086-148-11 |
| Zoning: | Industrial (I) |
| Building SF: | 56,090 square feet |
| Lot Size: | 4.151 acres |



ECHO BUSINESS CENTER PROPERTY HIGHLIGHTS

- Investment property is 100% leased
- Recent, clean Phase I on the Property (September 2019)
- Tenant's are on NNN leases
- Highly flexible uses and sizes
- Large 4.151 acre lot with ample parking
- Located in a stable, developed area
- Washoe County APN 086-148-11



INVESTMENT HIGHLIGHTS - FUTURE VIABILITY

There is a group of users in any industrial market that have operational requirements in excess of the basic warehouse-distribution user. This group needs higher power availability and often times, yard space. These two features are available in abundance at the Property, and are in short supply elsewhere in the Reno-Sparks industrial market. In an overall industrial market of ninety-five million square feet, yard space and heavy power are not readily available. It is estimated that less than five percent (5%) of our local industrial market has heavy power capacity and yard space. As a bonus, not only are these features rare, they command a rental rate premium over similarly sized, traditional industrial spaces.



INVESTMENT HIGHLIGHTS - THE PROPERTY

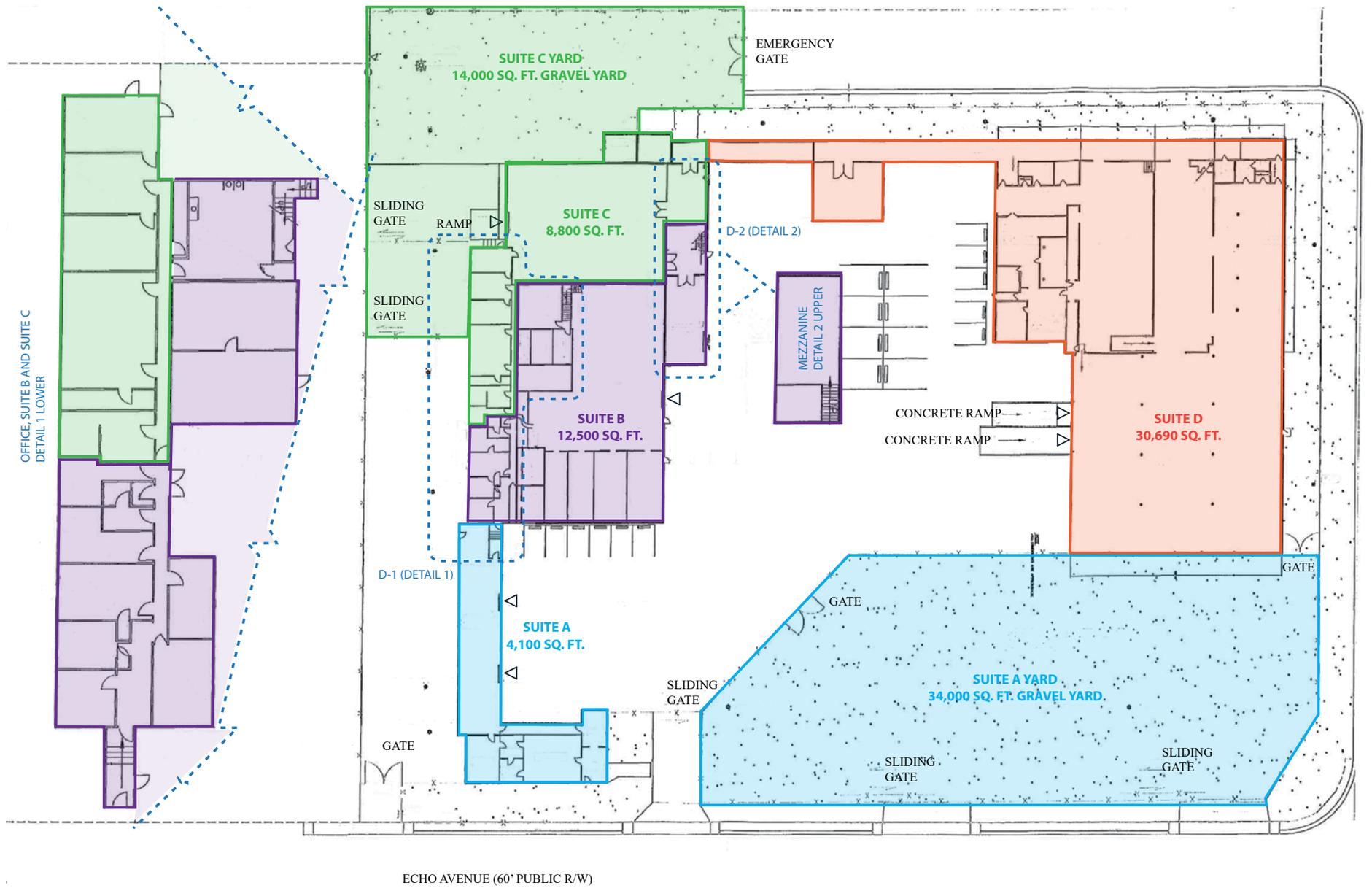
This investment property was built in 1944 during World War II as a helicopter maintenance and training facility, though it was only used as such for six months until the war ended. In 1952 the building was re-purposed by the military as a metals foundry. During the 1960's there were additions to the property with a final 11,000 square foot addition in 1981. Over the years, the property has been updated and maintained with the overall project condition being average to good.

The project roofs are a mix of pre-engineered metal roofing and built-up roofs. The built-up roofs are reported to be new as of 2017 and 2018. In addition to new roofs, the parking lot was re-sealed in 2018. HVAC units have been maintained and some units have been replaced.

The different sizes of leased areas provides the flexibility of combining spaces for larger tenant needs or for tenant expansions. Accordingly, the space mix lends itself for a continuation of cash flow if any single tenant vacates.

The property is located in the Stead / North Valleys submarket which is home to national distributors are warehouse users such as Amazon, JC Penney, Sherwin Williams, Michelin, Hidden Valley Ranch, PetCo, Urban Outfitters, and the future Makita distribution and training center. The area boasts 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.





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Property inspection tours are available by invitation to qualified prospective buyers through the MIP office. The parties reserve the right to reject any or all expressions of interest or offers pertaining to the property and / or to terminate discussions with any prospective buyer at any time. No legal commitment of any kind shall be created between any prospective buyer and the parties until an offer is approved by the property owner and a written agreement is fully signed by the prospective buyer and seller and all obligation of said agreement have been met by the signatory parties.

All data within this OM is to be held in the strictest confidence. By agreeing to the terms of the Confidentiality Agreement ("CA"), you agree to abide by said CA and treat the strictly confidential content of the OM within restrictions of the CA. No copies or duplications whatsoever of the OM are permitted. No transferring of the OM in any form is permitted to any other parties whatsoever. Any agents retained or employed by buyer or prospective buyer that require exposure to portions of the data contained in the OM shall be required to execute a separate CA prior to receiving such data. No contents of this OM shall be used for any reason whatsoever, other than evaluating your specific interest in the property being offered.

FOR A CONFIDENTIALITY AGREEMENT AND FULL OFFERING MEMORANDUM, PLEASE CONTACT EXCLUSIVE LISTING AGENT.



EXCLUSIVELY LISTED BY:

Thomas M. Miller, CCIM
tom@mipnv.com

Miller Industrial Properties, LLC
(775) 828-4665 Phone
www.mipnv.com

1485 Southern Way
Sparks, Nevada 89431