

18,589 SF DISTRIBUTION FACILITY

750 E. GLENDALE AVENUE | SPARKS, NEVADA

FOR LEASE - \$0.60 PSF/MO. NNN



FEATURES

- Excellent distribution, manufacturing and retail location
- Cross docked truck loading
- Large truck court for easy maneuverability
- Immediate access to Interstate 80 (0.8 miles / 2 minutes)

SPECIFICATIONS

- \$0.60 PSF/mo. NNN
- NNN's \$0.098 PSF/mo.
- 18,589 square feet
- 1,090 square foot office
- 1 grade level / drive-in door
- 8 dock high doors
- 44x22' column spacing
- 25' clear height
- .33/3000 sprinkler rating
- 400A /208V 3-phase power
- T-5 energy efficient lighting
- Skylights
- Natural gas warehouse heating
- Immediate occupancy



FOR MORE
INFORMATION
(775) 828-4665

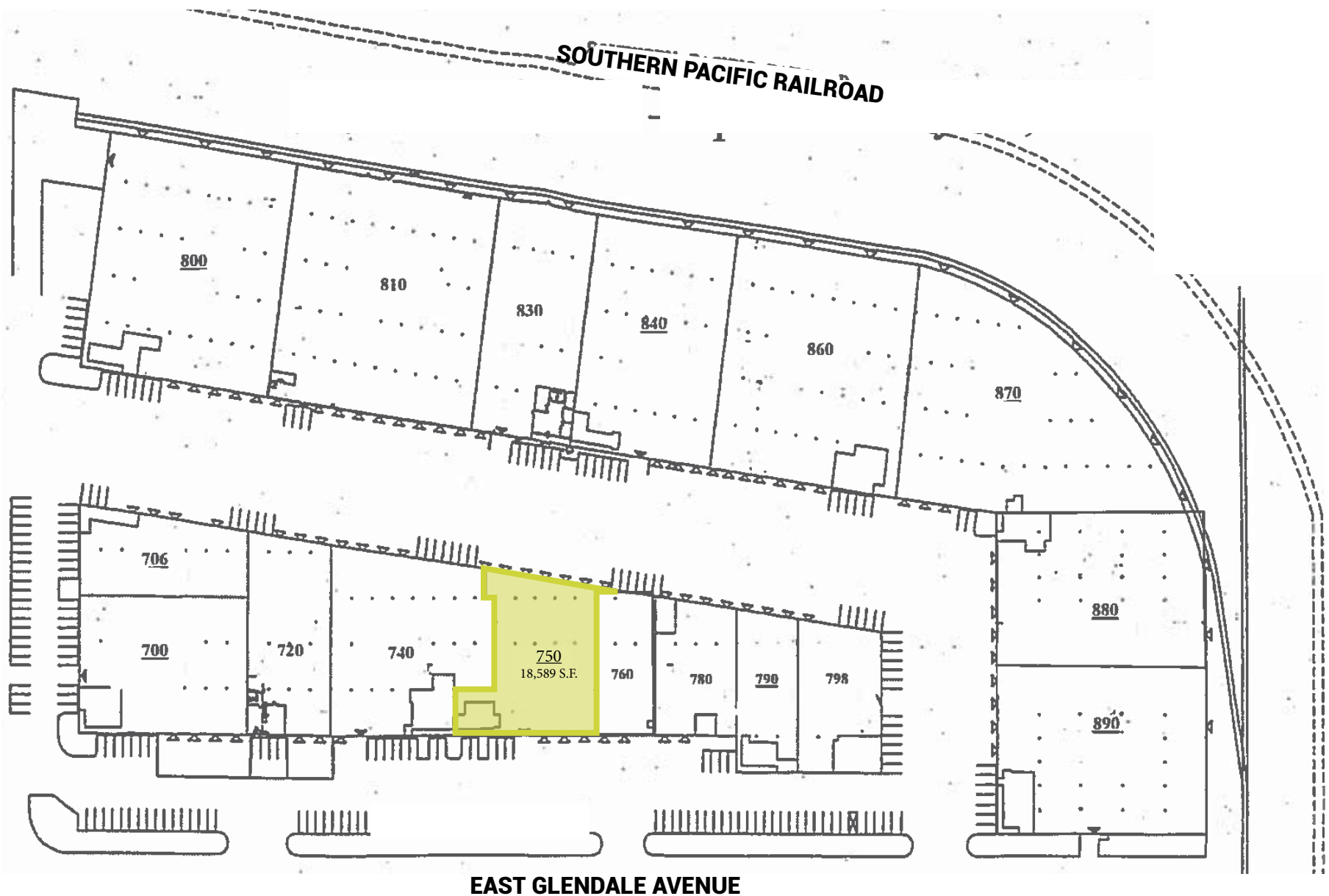
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Miller Industrial Properties
1485 Southern Way
Sparks, Nevada 89431



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EAST GLENDALE AVENUE

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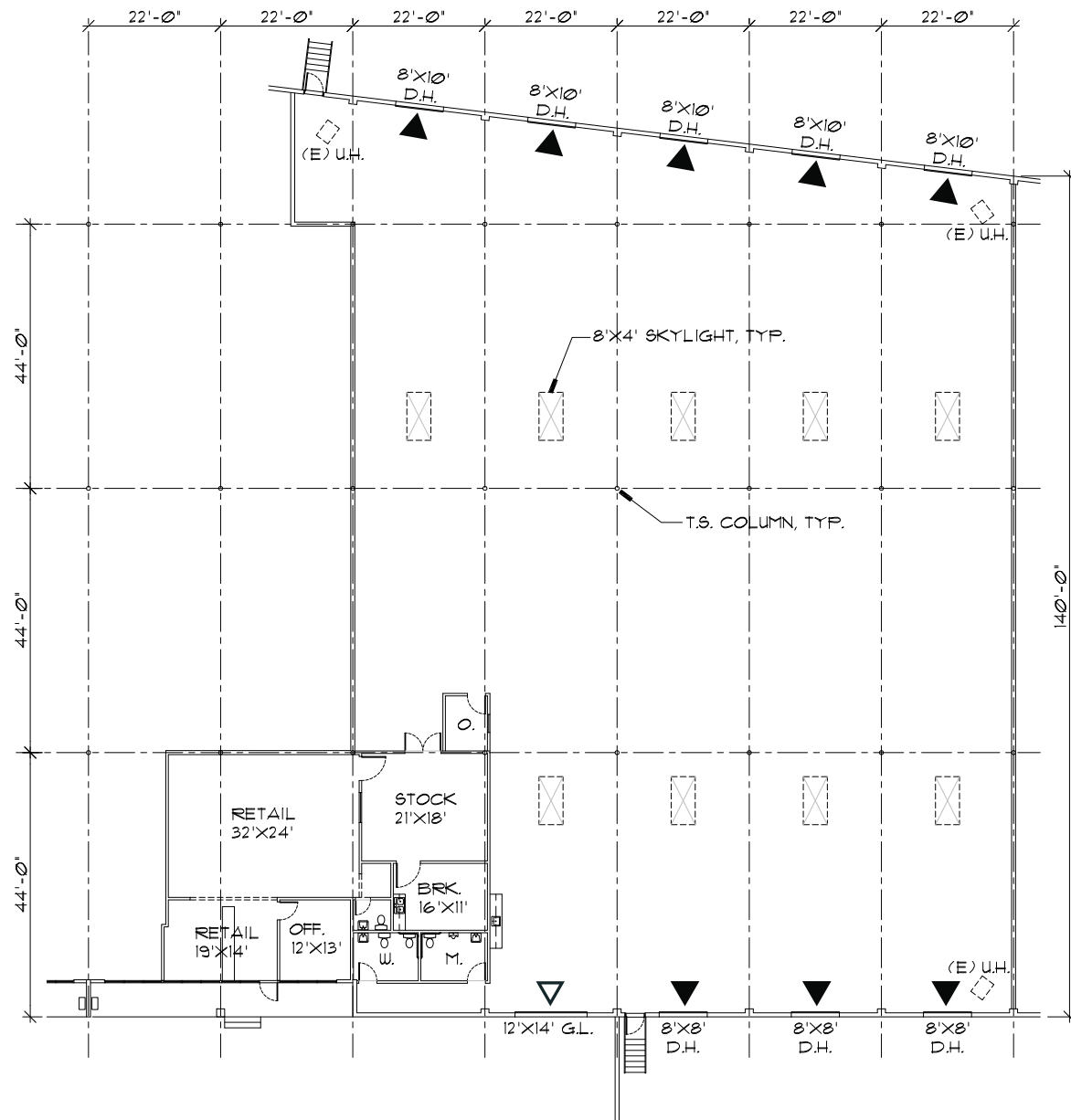
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AREA DESCRIPTION

- Centrally located in the Reno / Sparks Industrial area
- High visibility location from both Interstate 80 and E. Glendale Avenue
- Close to main arterials, Interstate 80 and Interstate 580/US 395 and SouthEast Connector
- On bus route and close to labor pool

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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