

292,500 SF INDUSTRIAL WAREHOUSE

6650 ECHO COURT, SUITE 101 | RENO, NEVADA

FOR SUBLEASE | \$0.32 PSF/MO. NNN



FEATURES

- Cross docked
- Existing racking available
- Located in a professionally managed and maintained industrial park
- Energy saving insulated roof
- Modern class "A" amenities

SPECIFICATIONS

- \$0.32 PSF/mo. NNN
- OPEX: \$0.075 PSF/mo.
- 292,500 square feet
- 4,165 square feet main office + 1,135 square feet truckers area /shipping office
- Two (2) sets of warehouse restrooms
- Thirty-five (35) dock doors with levelers; ability to add 11 additional dock doors
- Four (4) drive-in doors (12' x 14')
- 30' clear height
- T-5 lighting with motion sensors
- 171 car parking spaces + dedicated trailer parking
- Dimensions: 750' x 390'
- Cambridge warehouse heaters
- Skylights (4' x 8')
- ESFR sprinkler system
- Column spacing: 50' x 50'
- 2400A /480V 3-phase power
- Concrete tilt-up construction; built in 2005
- Sublease through February 2019



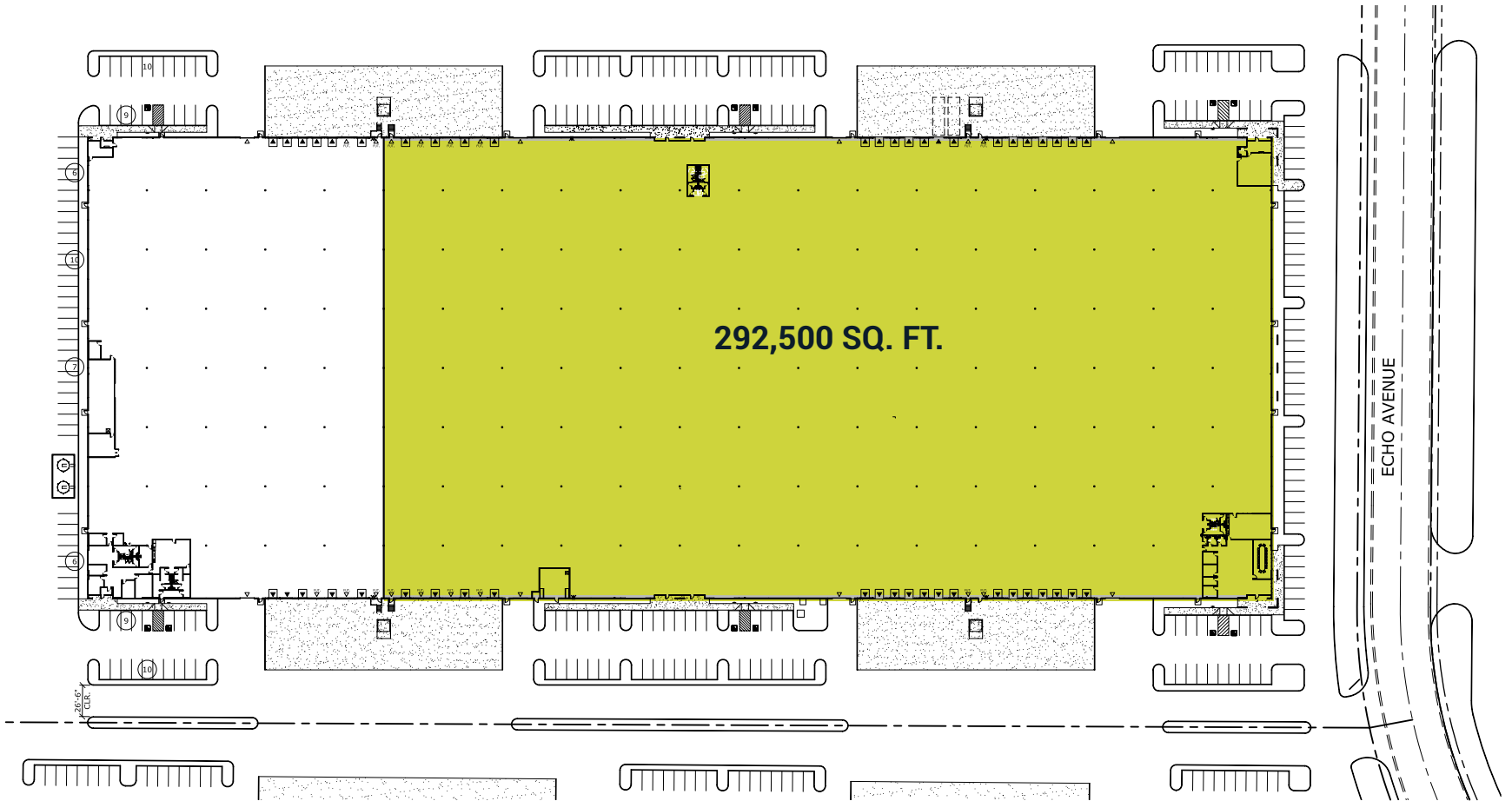
FOR MORE
INFORMATION
(775) 828-4665

Thomas Miller, CCIM
President | (775) 742-9891
tom@mipnv.com

Miller Industrial Properties
1485 Southern Way
Sparks, Nevada 89431



SITE PLAN



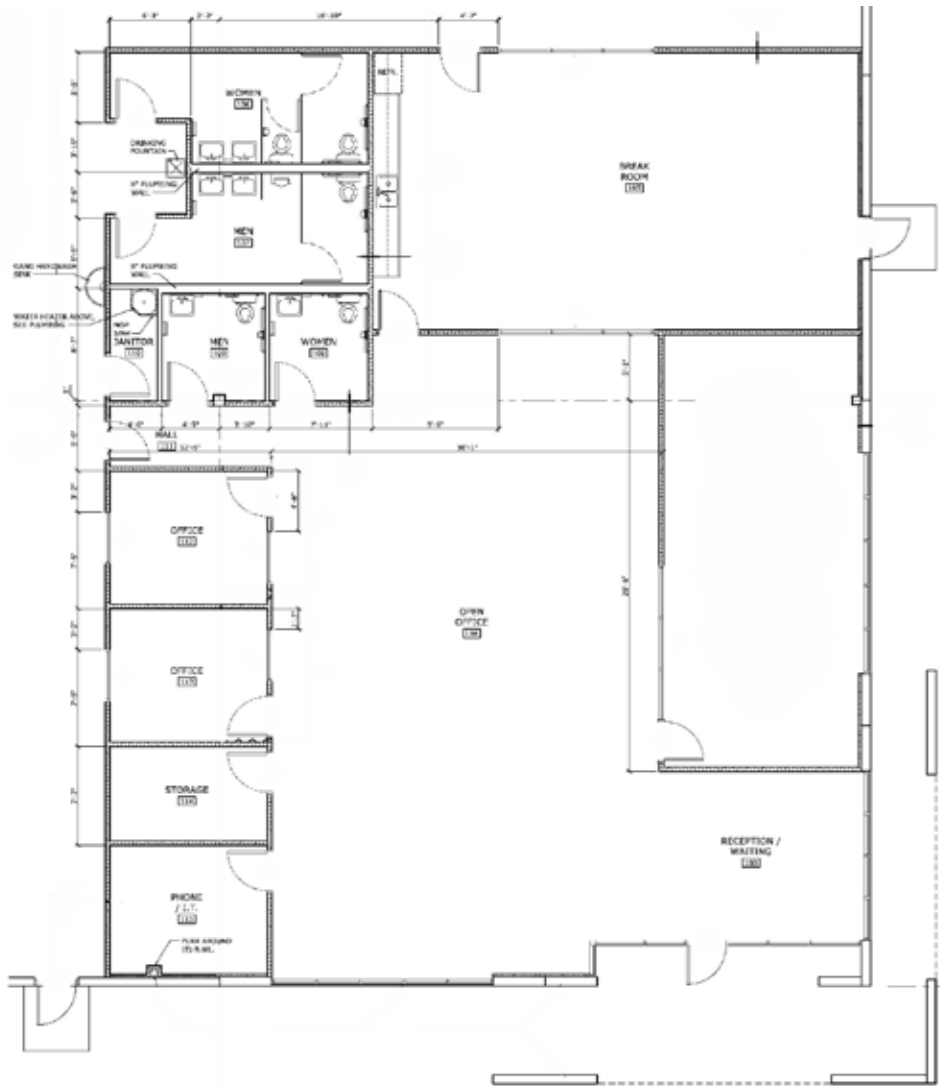
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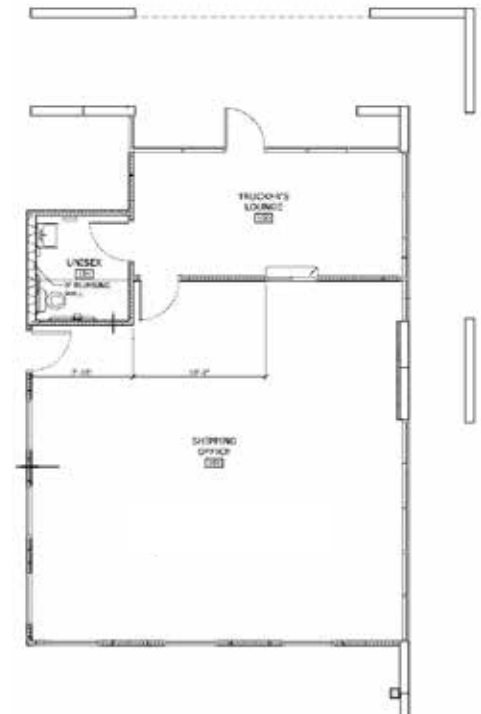
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4,165 SF MAIN OFFICE PLAN



1,135 SF SHIPPING OFFICE PLAN



Area Description

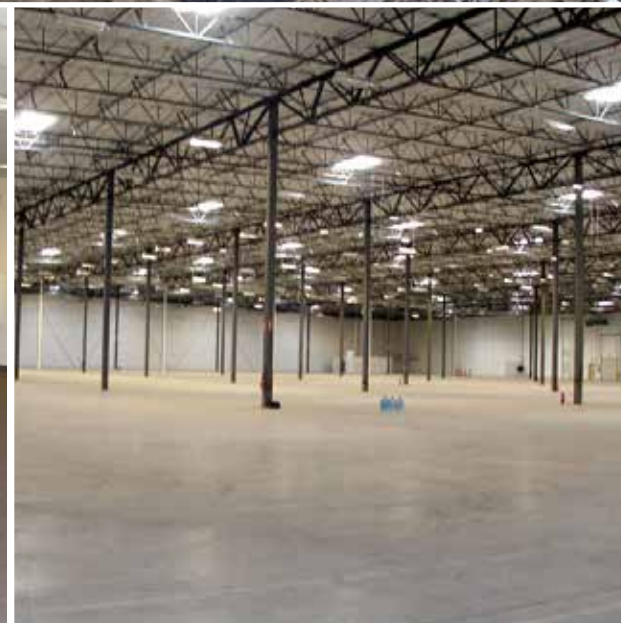
North Valleys submarket is home to national distributors and warehouse users such as Amazon, Petco, Sherwin Williams, Clorox and Urban Outfitters. The area boasts a plentiful workforce and is located on the bus route and minutes from US-395 (the main north-south arterial in northern Nevada) making it an excellent location for a western operations facility.

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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