

55,104 SF FREESTANDING INDUSTRIAL BUILDING

6990 RESOURCE DRIVE | RENO, NEVADA

FOR LEASE - \$0.47 - \$0.52 PSF/MO. NNN / FOR SALE - \$4,400,000.00 (\$79.84 PSF)



FEATURES

- Multi-tenant potential 22K SF and 33K SF
- 2 sets of dock clusters
- Separate truck and vehicle parking
- Excellent location with easy freeway access and close proximity to labor pool
- New LED lighting

SPECIFICATIONS

- Sale: \$4,400,000.00 (\$79.84 PSF)
- Lease: 55,104 SF: \$0.47 PSF/mo. NNN
- Lease: 22,068 SF: \$0.52 PSF/mo. NNN
- OPEX Estimate: \$0.09 PSF/mo.
- 55,104 SF, divisible to 22K SF and 33K SF
- 800 SF front office plus sewer rough-in in 33K SF space
- Nine (9) dock doors with EOD levelers
- Two (2) drive-in doors (12'x14' & 8'x9')
- Open column spacing
- 4.008 acre (174,588 SF) lot
- 18' clear height in 22K SF and 24' clear height in 33K SF
- .33/3000 sprinkler rating
- 400A /480V 3-phase power
- Reznor / Cambridge warehouse heat
- Zoned Industrial (I)

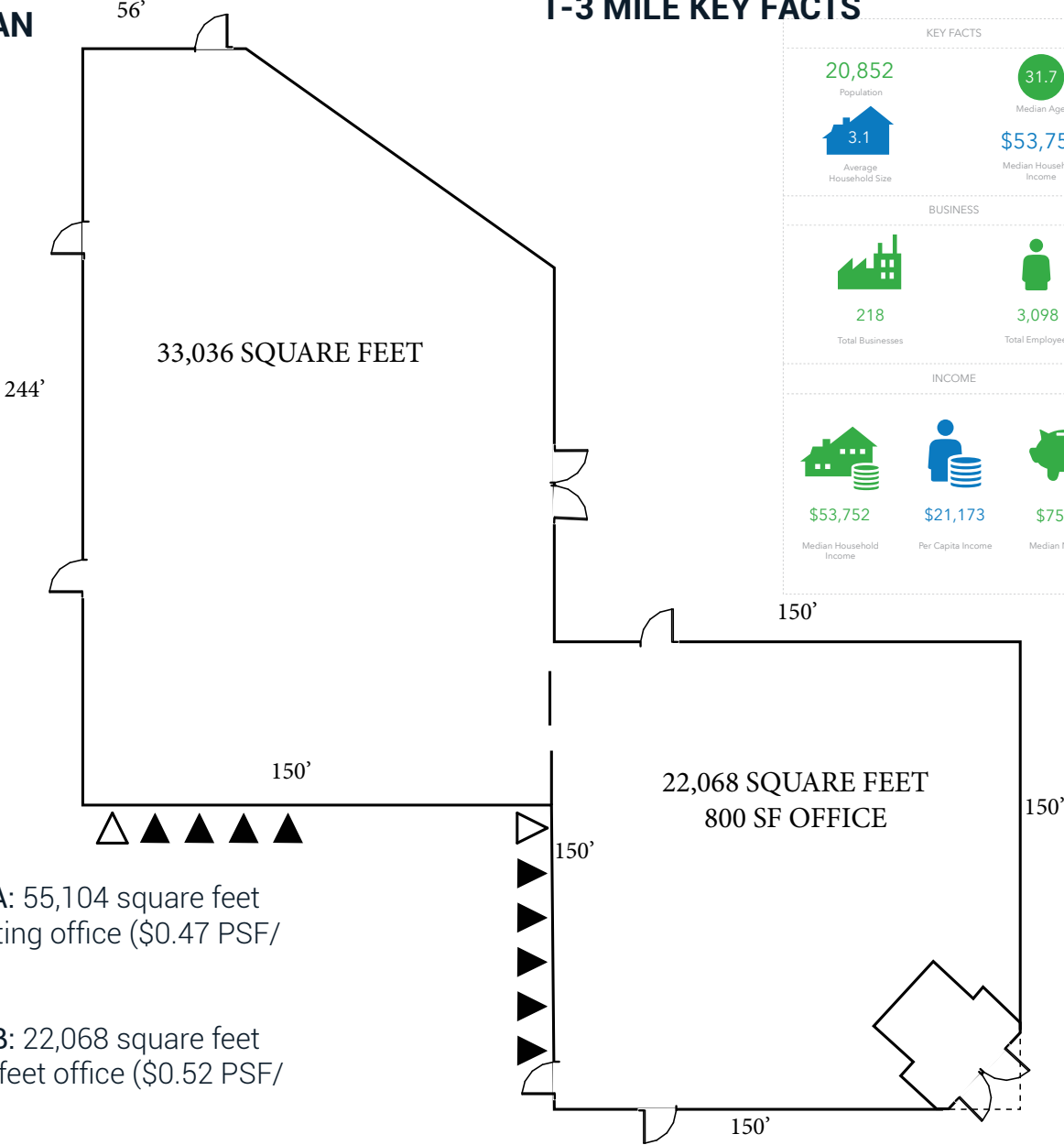
FOR MORE
INFORMATION
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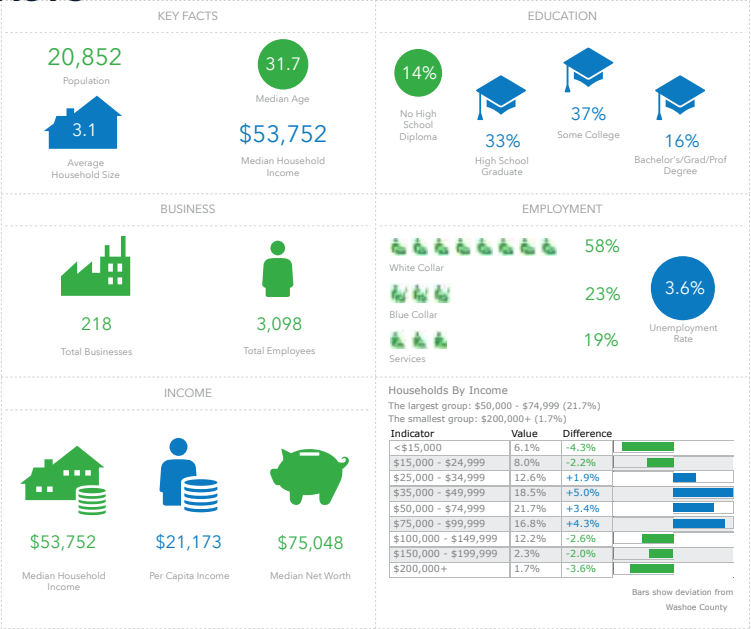
Miller Industrial Properties
1485 Southern Way
Sparks, Nevada 89431



BUILDING PLAN



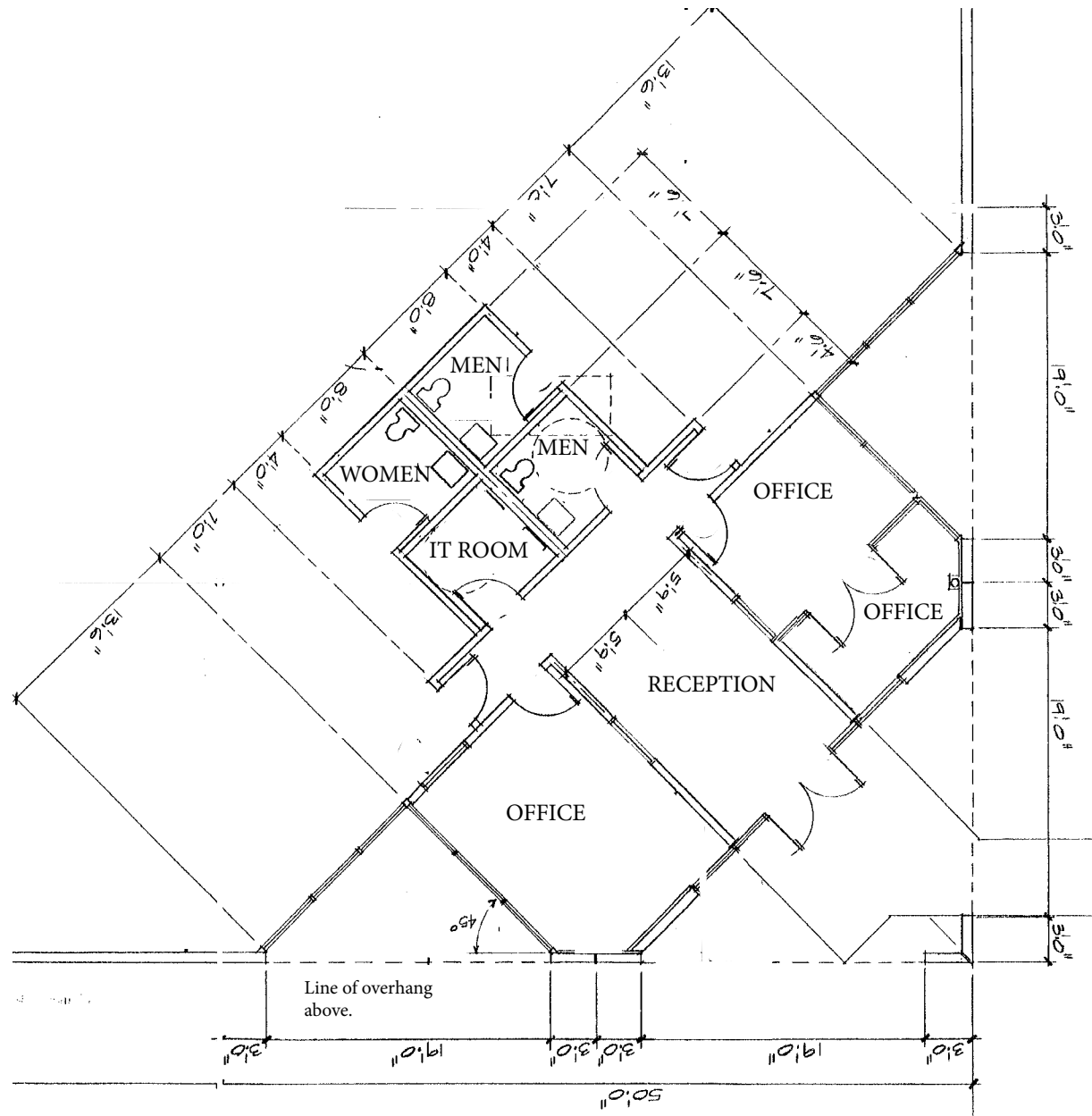
1-3 MILE KEY FACTS



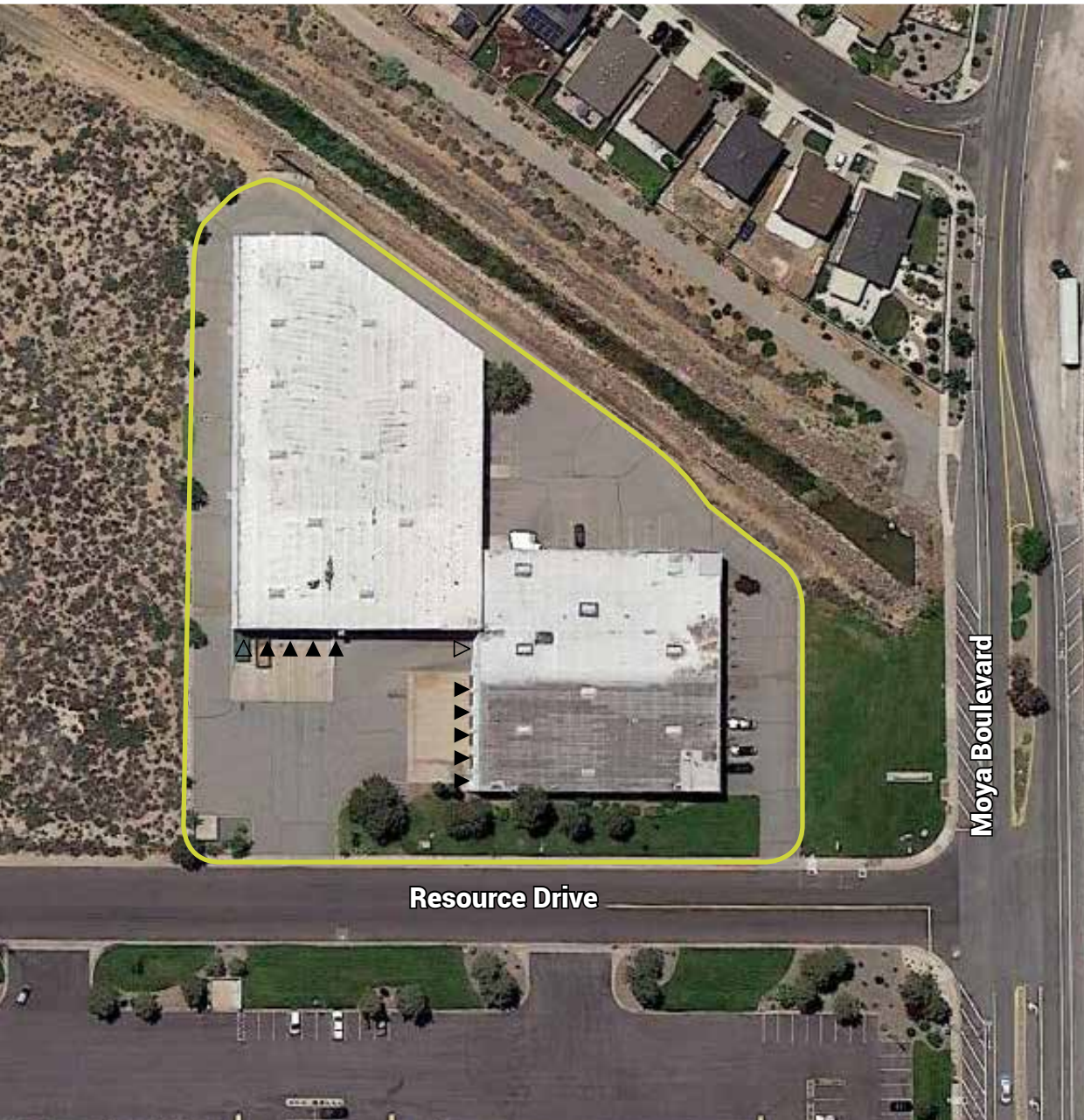
LEASE OPTION A: 55,104 square feet with 800 SF existing office (\$0.47 PSF/ mo. NNN)

LEASE OPTION B: 22,068 square feet with 800 square feet office (\$0.52 PSF/ mo. NNN)

800 SF OFFICE PLAN



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AREA DESCRIPTION

The Stead /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 away 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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