

56,000 SF MANUFACTURING / WAREHOUSE

380 PARR BOULEVARD | RENO, NEVADA

FOR SUBLEASE | \$0.95 PSF/MO. NNN

FEATURES

- Located outside of flood plain
- Rail served location (subject to UPRR inspection)
- ADA compliant restrooms (4)
- Painted warehouse walls and columns
- Updated lighting
- Sublease through December 2024

SPECIFICATIONS

- 56,000 square feet
- 3,200 sq. ft., 2-story office /breakroom
- Base Rent: \$0.95 PSF/mo. NNN
- Concrete tilt-up construction
- T-5, motion sensor, warehouse lights
- 800A / 480V service
- .38/3000 sprinkler rating
- 24'+ clear height
- 4 dock doors, 2 rail doors
- Skylights
- 1,600 sq. ft. enclosed storage area
- 40'x40' column spacing
- 6 warehouse unit heaters
- Dimensions: 200' x 280'



FOR MORE
INFORMATION
(775) 830-4428

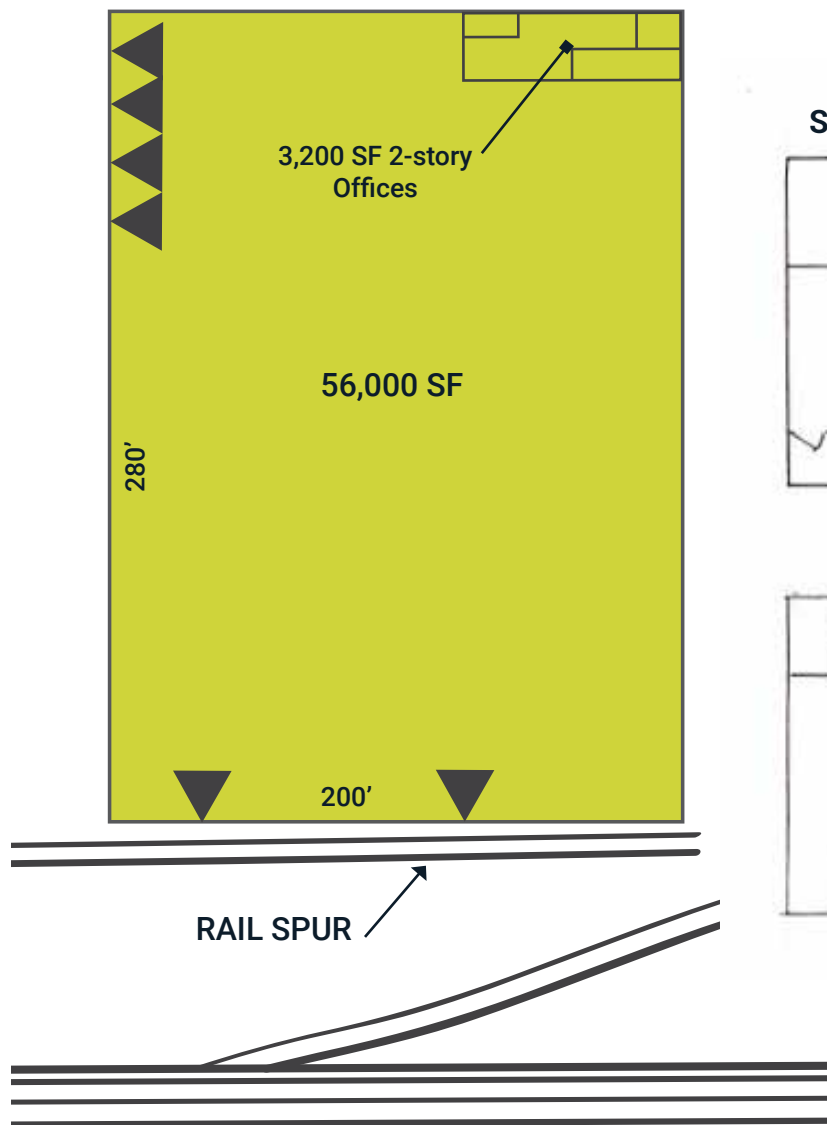
Beki Dobson
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Miller Industrial Properties
140 W Huffaker Lane, Suite 505
Reno, Nevada 89511

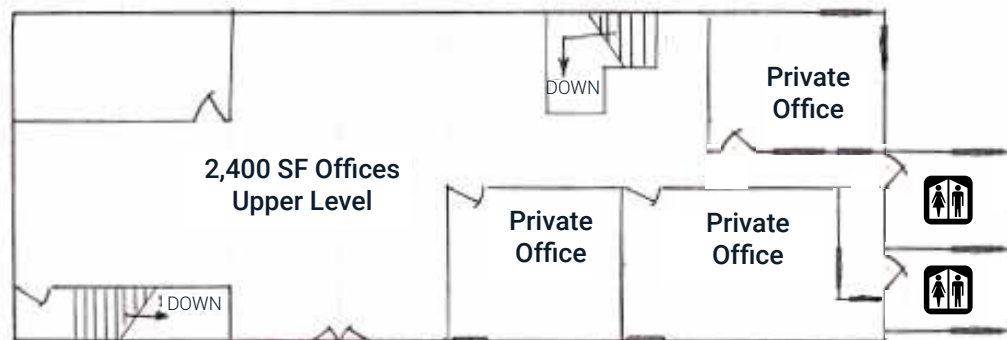


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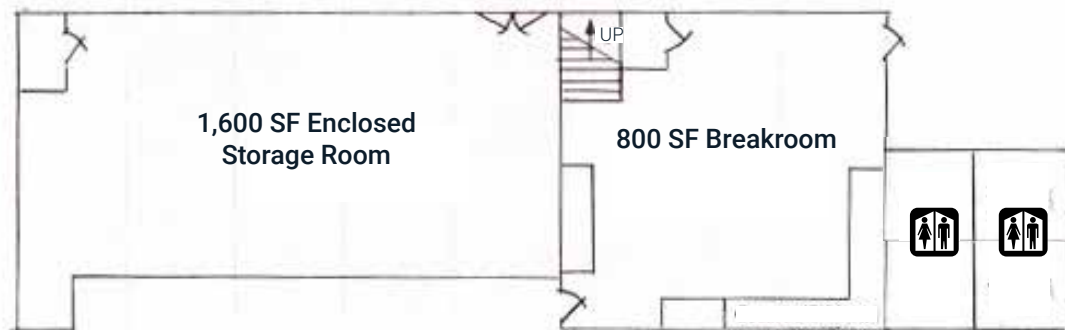
PARR BOULEVARD



SECOND FLOOR OFFICES



FIRST FLOOR OFFICES



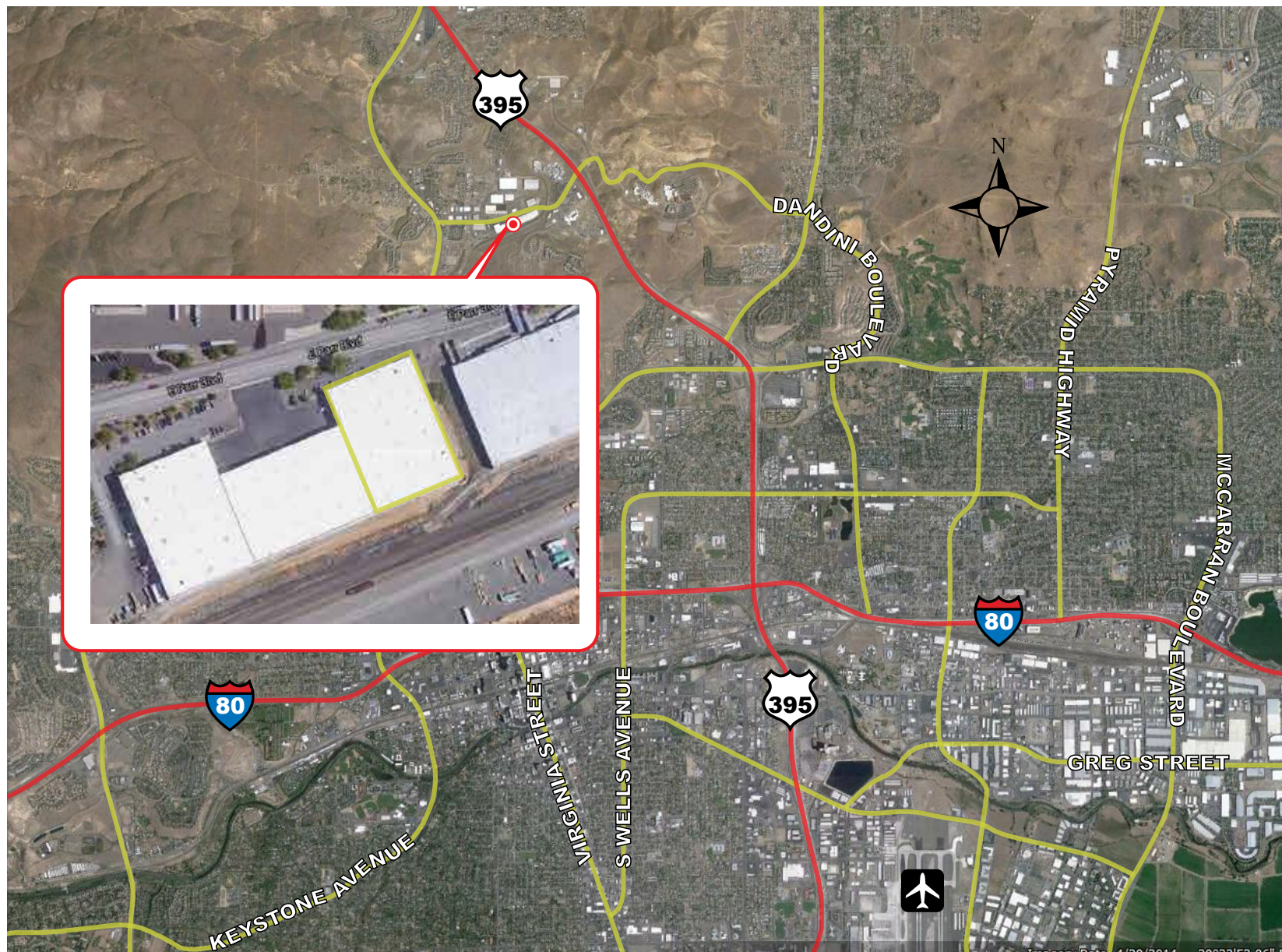
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AREA DESCRIPTION

- Excellent west coast location
- Easy access to US 395 (north-south arterial) and proximate to Interstate 80 (east-west arterial)
- Outside of the Reno-Sparks floodplains
- 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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