

Northern Nevada Industrial Parks

Population

Reno, NV - 227,000

Sparks, NV - 91,000

Carson City, NV - 55,000

Fernley, NV - 19,000



Stead
13 Mi, 15 min

Spanish Springs
15 Mi, 25 Min

North Valleys

Fernley
37 Mi, 40 Min

Patrick
23 Mi, 30 Min

South Reno

Reno-Sparks

Carson City-Dayton-Minden

MILLER INDUSTRIAL PROPERTIES
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1. Stead

15 minutes North of I-80/US 395 interchange. Mostly Class A locations. Excellent nearby labor availability. Many Fortune 500 firms. Few Sites to develop. Rail Service.

2. North Valleys

5-10 minutes north of I-80 / US-395 interchange. Excellent nearby labor availability. Locations available, some rail served. Mostly big-box sized. Few sites to develop.

- A. Security Circle - Smaller, Class B & C properties
- B. Golden Valley - Excellent highway access. Larger Class A locations
- C. Panther Valley - Small, older area. Poor access. Mostly Class C locations.
- D. Parr Area - larger, Class B locations. Rail served.

3. Central Reno Area

All areas generally not suited for modern logistics operations.

4. Reno West

Older area, excepting the modern Patagonia location. Dated infrastructure, rail use delays, Class B & C locations. Few development sites. Adjacent to the river.

5. West Sparks

Generally a decent supply of vacancy in Class B locations. Good overall locations. Some rail service. Dated infrastructure. Some low lying areas. Varied sizes available.

6. East Sparks

Similar to West Sparks, except some Class A locations. Excellent location. Some rail service. Better infrastructure than West Sparks. Some low lying area. Varied sizes available.

7. Vista

Newer area, mostly Class A locations. Excellent locations and infrastructure. Two overnight hubs. Some flex space, otherwise all big-box sized.



8. Airport

Mixed use area ranging from big box, flex, R&D, light assembly, Class A to Class B-. Good location. Infrastructure varies based on area. Various sizes available.

9. South Meadows

New area, generally resulting in a small upward price adjust based on the area. Mixed use from Class A big box to flex, retail, general commercial, office, residential. Sized generally for big box locations.

10. Spanish Springs

New area, big box Class A location. Poor access to highway system. Excellent access to labor, residential uses generally populate the area. Land for development.

11. Patrick

20 minutes east of I-80 / US-395 intersection, on I-80. Huge industrial park housing, new, big box Class A occupants. Rail served. Ample land for development. No local labor access.

12. Fernley

35 minutes east of I-80 / US 395 intersection, on I-80. Mixed use industrial area from class A big box to general commercial use. Rail served area. Excellent access to local labor. Land for development.

13. Carson City-Dayton-Minden/Gardnerville

Carson City

Highly mixed industrial area. Older, manufacturing use sites older flex properties mixed general commercial use. 30 minutes off East-West Interstate traffic system. Many areas have no CC&R'S, yielding highly mixed and varied uses.

Dayton

Moderate sized industrial park with CCR'S institutional. Investment grade properties. Adjacent to a runway and a signature golf course. Single tenant properties. Generally owner-user with limited property availability.

Minden-Gardnerville

Mixed use area. Generally populated with owner-user, light assembly and manufacturing type facilities. In a placid, picturesque setting.