



LEASE RATES

Concessions are decreasing.
Rates rising across all
size ranges



Rising

VACANCY

Downward trend continues
for 7th consecutive quarter



Down

CONSTRUCTION

Four new projects starting



Positive

OUTLOOK 2014

2014 will see big box Build
to Suit projects and steady
absorption in mid - smaller
sized locations



Positive

WHAT'S HOT

- Excellent absorption over large market segments
- Spec. and B.T.S. building returns
- Needing added inventory to satisfy demand
- Overall economy continues to grow
- All market sizes have activity

WHAT'S NOT

- Class A big box availability almost nil
- Rising lease rates
- Landlord concessions decreasing

Vacancy
8.36%
(dropping)

Strong
Absorption
Q4: 1,858,750
Gross SF

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Excellence in Industrial Real Estate

MILLER
INDUSTRIAL
PROPERTIES

1485 Southern Way Sparks NV | 775.828.4665 | www.mipnv.com

INDUSTRIAL MARKET FEATURED PROPERTIES



For Lease | 10 Airpark Vista
Expandable, Flexible Lease Terms, 6.3 AC, 3 AC yard
Located in Dayton Valley Business Park



Lease | 190 Resource Dr., Fernley, NV
\$0.25/SF/Mo./NNN | 183435 SF Manf./Dist.



Lease or Sale | 55 Silicon Dr, Patrick, NV
13,000 SF Distribution with 1.4 Acre Yard



\$4,500,000 OR \$0.25 SF/Mo./NNN
156,800 SF Building + Yard
600 Lake Ave. Silver Springs, NV

**Lease coming due
in 2014?**

**Contact us for a
Market Rent Report
to look at your
options.**

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