



LEASE RATES

Concessions are decreasing. Rates in Class A expected to be increasing



Rising

CONSTRUCTION

Potential for a spec. project late '13 - early '14



Positive

VACANCY

Q1 resulted in a neutral absorption.



Stable

OUTLOOK

Q1 was better than previous years, market velocity relatively strong with large users in the market.



Positive

WHAT'S HOT

- Market Activity Strong.
- Continued Declining Vacancy Anticipated.
- Pricing Remains a Bargain.
- Economy Continuing to Post Some Positive Signs.

WHAT'S NOT

- Decreasing Big Box Availability.
- Mid-Sized Users Still Holding Off.
- Almost No Spec Inventory Emerging (Yet).

Vacancy
13.5%
(Stable)

Neutral
Absorption
Q1: 800,000 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



Sale or Lease
Bring All Offers
170,562 SF Manufacturing/Distribution Facility
111 AirPark Vista, Dayton, NV



Lease
Negotiable
75,000 - 271,152 SF Distribution
550 Boxington, Sparks, NV 89431



Lease
\$0.25/SF/Mo./NNN
183,435SF Manuf./Dist. Facility
190 Resource Dr, Fernley, NV 89408



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



SubLease
\$0.25/SF/Mo. NNN
180,000 SF Distribution
775 Waltham Way, Patrick, NV 89434



Lease
Bring All Offers!
133,000 SF Warehouse, Rail Possible
1750 Purina Way, Sparks, NV 89431