



### LEASE RATES

Concessions decreasing.  
Rates rising across all  
size ranges



Rising

### CONSTRUCTION

"On-Hold" means projects  
are being considered to fill  
Big Box void.



Stopped

### VACANCY

Downward trend continues  
for 5th consecutive quarter



Down

### OUTLOOK

Market recovery continues  
a march towards more  
average occupancy conditions.



Positive

### WHAT'S HOT

- Continued strong activity
- Continued declining vacancy
- Overall economic growth continues
- Mid-sized users returning to the market

### WHAT'S NOT

- Class A Big Box availability almost exhausted
- No Spec. Construction started
- Anticipated Federal QE2 tapering could chill economic recovery.

**Vacancy**  
**12.8%**  
(declining)

**Gross Absorption**  
Q2: 1,296,603 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**



Lease  
133,000 SF Warehouse, Rail Possible  
1750 Purina Way, Sparks, NV 89431



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



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



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



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



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