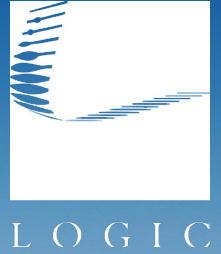


For Lease

Private and Secured Yard Along the I-15



4220 Donovan Way
North Las Vegas, NV 89030

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Listing Snapshot



Contact Broker
Lease Rate



± 5.5 - 12 AC
Total Acreage



Paved & Gated
Secure Yard

Property Highlights

- Zoned General Industrial (M-2)
- APN – 139-01-304-002
- Located in the North Las Vegas Submarket
- Excellent visibility with ± 785 FT of frontage on Donovan Way and ± 790 FT of frontage along the I-15
- Steel canopies for covered parking
- Additional structures available to utilize
 - ± 1,000 SF Repair Shop
 - ± 3,200 SF Shop Office
- Available 12/1/25
- The lot is fully fenced and lit, with power to the canopies, providing secure and flexible outdoor storage
- Gas, water, sewer and 277/480V, 3-phase power on-site

Legend

- 1 ± 53,100 SF Steel Canopy
- 2 ± 18,000 SF Steel Canopy
- 3 ± 3,000 SF Steel Canopy
- 4 ± 1,000 SF Repair Shop
- 5 ± 3,200 SF Shop Office



Potential Divisibility





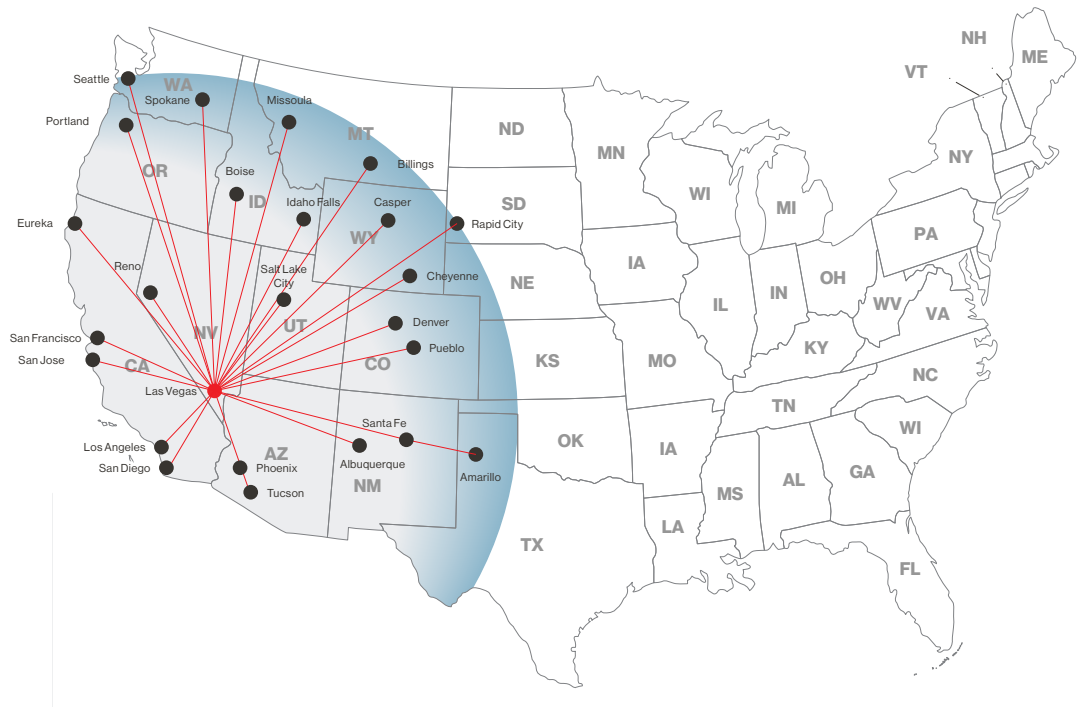


Property Photos



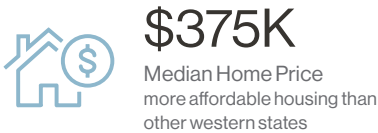
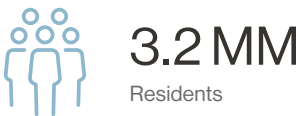
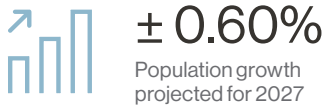
Drive Time from Las Vegas, NV

1-Day Truck Service 2-Day Truck Service



Location	Times (Estimated)	Distance (Miles)
Los Angeles, CA	3 hrs, 54 min	265
Phoenix, AZ	4 hrs, 39 min	300
San Diego, CA	4 hrs, 46 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 20 min	562
Sacramento, CA	8 hrs, 14 min	565
Boise, ID	9 hrs, 31 min	630
Santa Fe, NM	9 hrs, 8 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 52 min	837
Helena, MT	12 hrs, 35 min	907
Portland, OR	15 hrs, 44 min	982
Seattle, WA	16 hrs, 52 min	1,129

Business
Friendly Nevada



Nevada Advantages

Tax-Free Haven

- No Corporate Income Tax
- No Corporate Shares Tax
- No Franchise Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax

Labor Force

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries.

Assistance Programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

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Specializing in Brokerage and Receivership Services



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For inquiries please reach out to our team.

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