

Colliers

# 4201 Frehner Road

North Las Vegas, NV 89030



# Property Details

±5.98 AC

TOTAL ACRES

±18,250 SF

FREIGHT TERMINAL SF

±2,300 SF

WAREHOUSE SF

±1,850 SF

OFFICE SF

Forty-Eight (48)

DOCK HIGH LOADING POSITIONS &  
EDGE OF DOCK PLATES

One (1)

GRADE LEVEL LOADING AREA

Above-Ground Fueling Island

CONVENIENCE

7,000V Fence

FULLY SECURED YARD

Natural Gas

UTILITIES

139-01-301-004

APN

Industrial Light (IL)

ZONING

Seven (7%)

COVERAGE RATIO

±225 Amps, 277/480V, 3-Phase

POWER - TENANT TO CONFIRM

Located in North Las Vegas, NV,  
less than 5-minutes from the  
I-15 Freeway.





Strategically located near key transportation hubs and along the I-15 highway, this location offers the ability to streamline logistic operations and improve supply chain efficiency for your business.



**±1.6 MILES** – TO I-15 FREEWAY  
VIA CRAIG ROAD

Access to **Transportation Networks**

Terminal offering **Storage & Warehouse**

Ample space for **Parking & Maintenance Facilities**



**±27 MILES** – TO THE HARRY REID  
INTERNATIONAL AIRPORT



**±22 MILES** – TO THE LAS VEGAS STRIP

# 4201

## Frehner Road

North Las Vegas, NV 89030





© Colliers. For illustration purposes only. Not to scale.

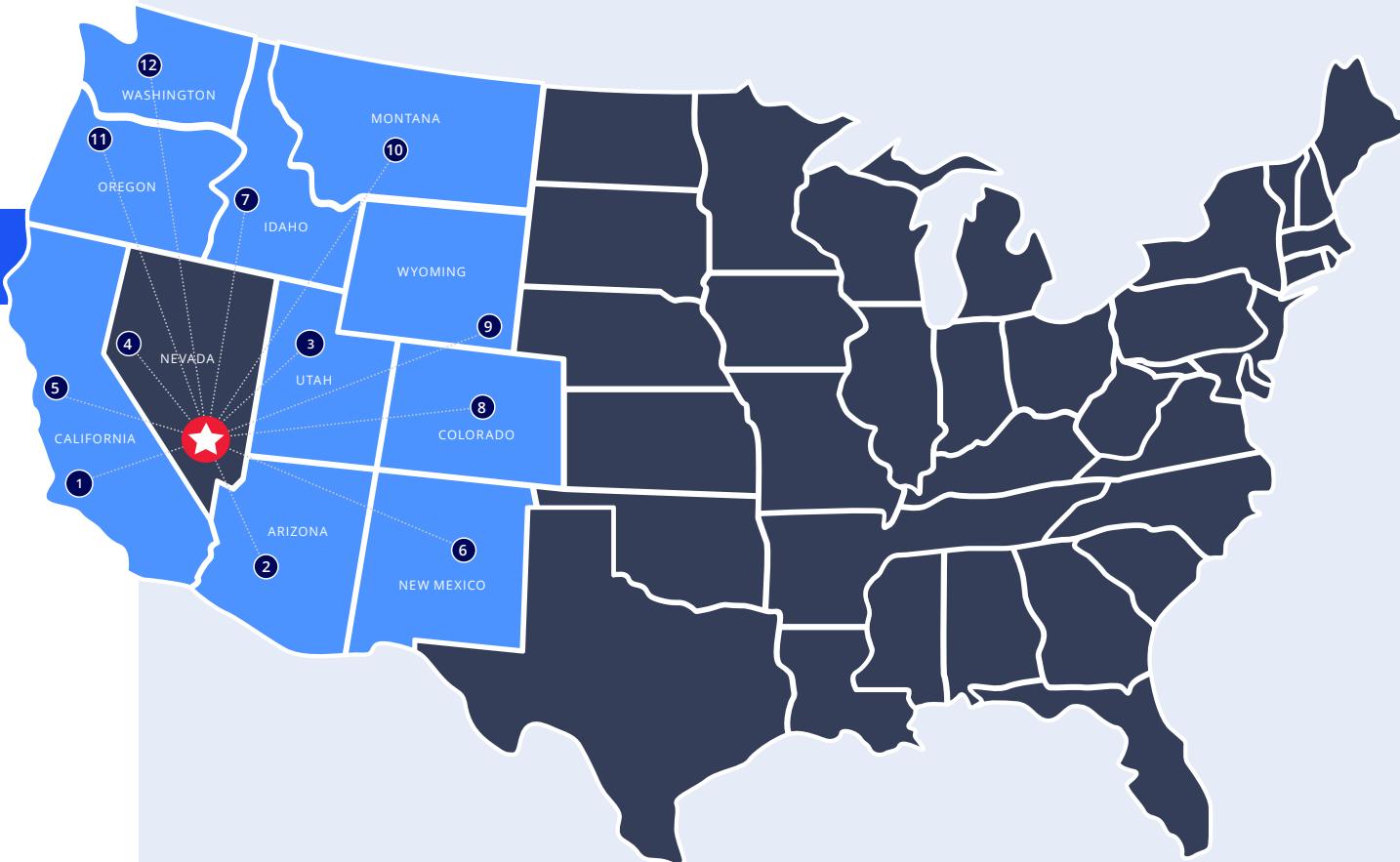
# One-Day Truck Service

Access to serving over 77 million+ people within a one day truck drive.

## 23.1% of U.S. Population

1	Los Angeles	265 Miles	3h 54min
2	Phoenix	300 Miles	4h 39min
3	Salt Lake City	424 Miles	5h 50min
4	Reno	452 Miles	6h 55min
5	San Francisco	562 Miles	8h 20min
6	Santa Fe	634 Miles	9h 8min
7	Boise	634 Miles	9h 31min
8	Denver	752 Miles	10h 45min
9	Cheyenne	837 Miles	11h 52min
10	Helena	907 Miles	12h 31min
11	Portland	982 Miles	15h 44min
12	Seattle	1,129 Miles	16h 52min

2.3M+ Residents in Southern Nevada



### Nevada Tax Climate

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

### Business Assistance Programs

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

## ABOUT COLLIER'S

\$4.9B+ Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$100B+ Assets under management

23,000 Professionals

**CONTACT US**

### **Zach McClenahan**

*Associate*

Direct: +1 702 836 3780

[zach.mcclenahan@colliers.com](mailto:zach.mcclenahan@colliers.com)

License # NV-S.198177

### **Jerry Doty, SIOR**

*Executive Vice President*

Direct: +1 702 836 3735

[jerry.doty@colliers.com](mailto:jerry.doty@colliers.com)

License # NV-S.0172045

### **Paul Sweetland, SIOR**

*Vice Chairman*

Direct: +1 702 836 3750

[paul.sweetland@colliers.com](mailto:paul.sweetland@colliers.com)

License # NV-S.0043604



*Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. Fueled by visionary leadership, Colliers has consistently delivered approximately 20% compound annual investment returns for shareholders for 30 years. Learn more at [corporate.colliers.com](http://corporate.colliers.com), X@Colliers or LinkedIn.*

*©2025 Colliers International. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.*