

4201

Frehner Road

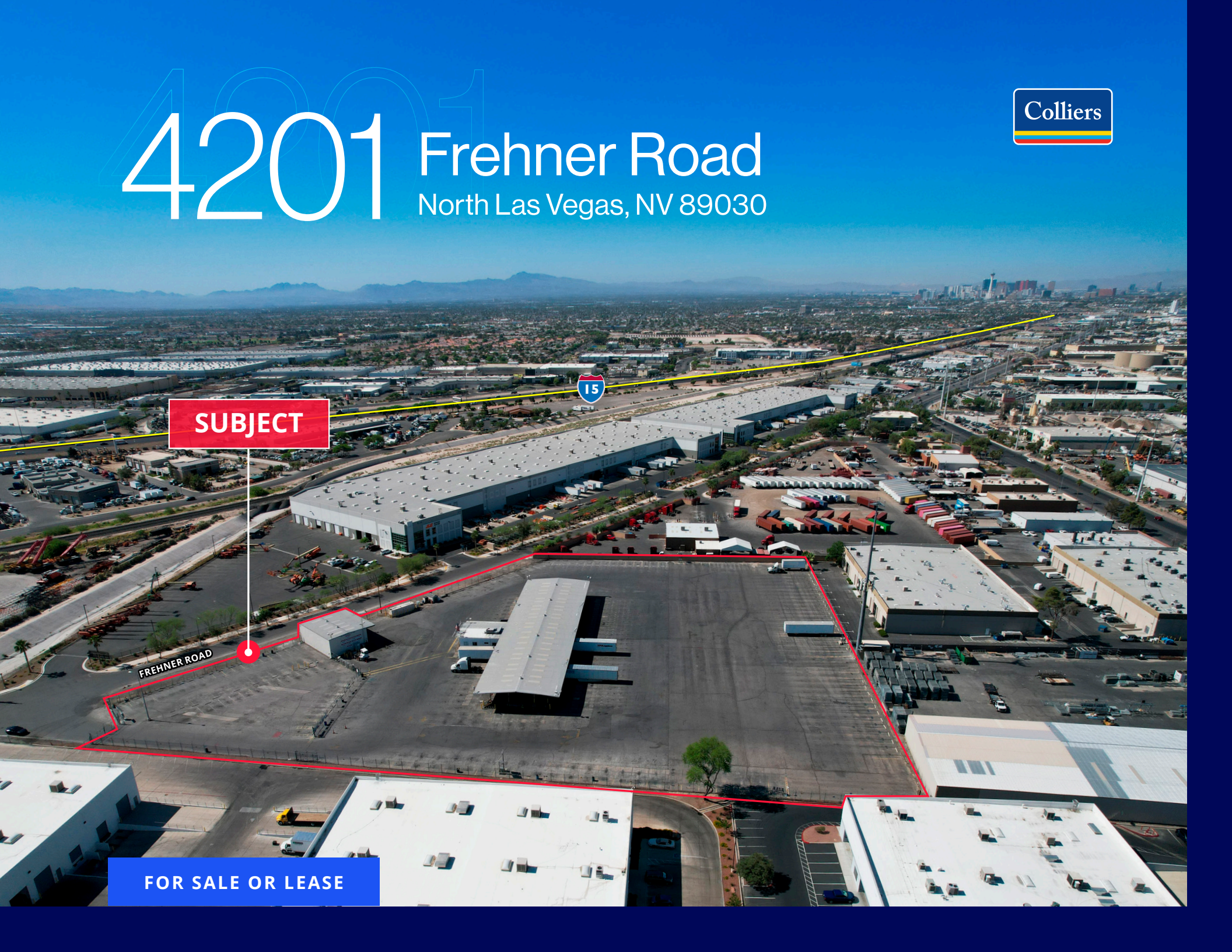
North Las Vegas, NV 89030

Colliers

SUBJECT

FREHNER ROAD

FOR SALE OR LEASE



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%)

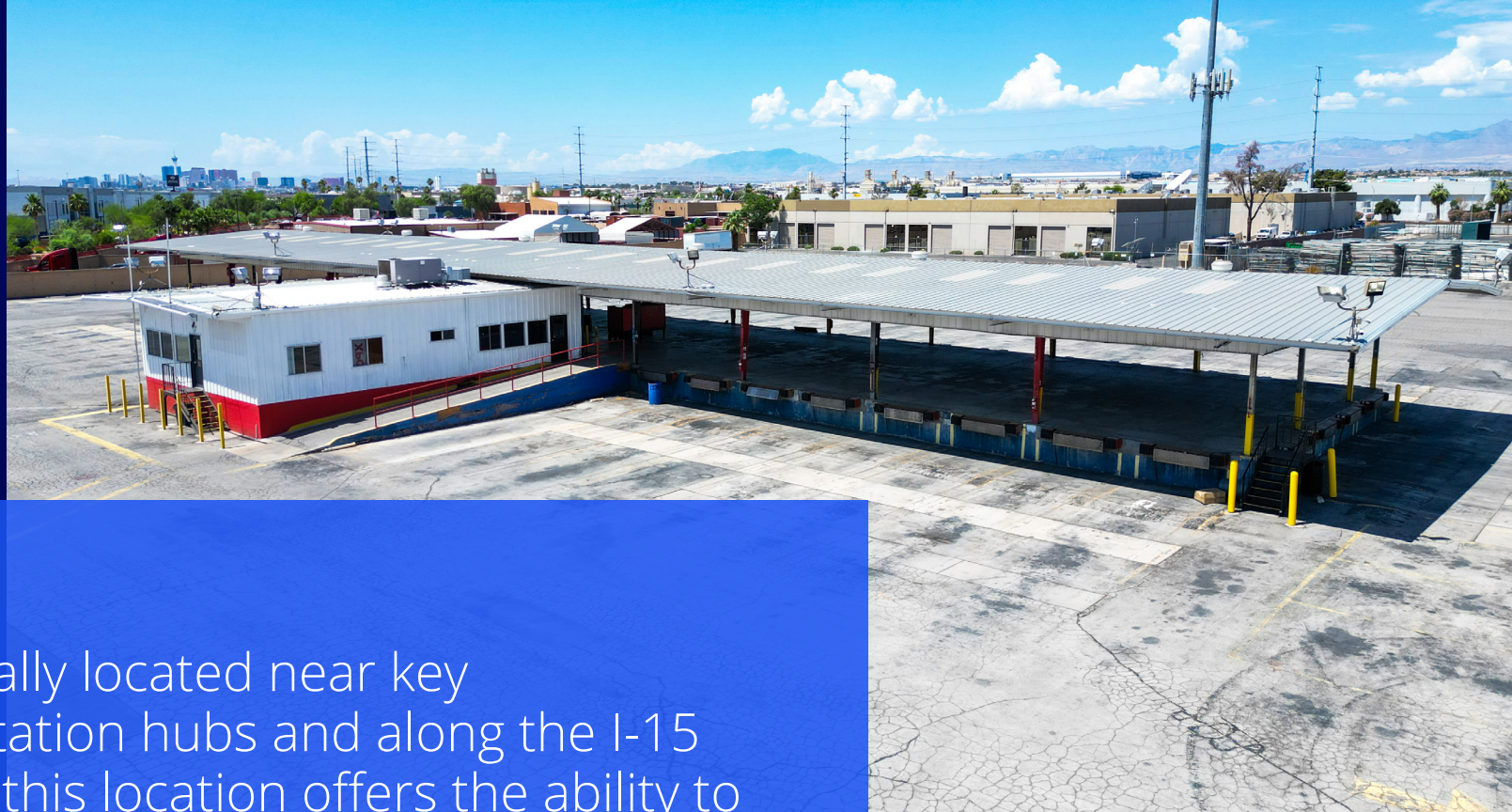
COVERAGE RATIO

±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.

Access to **Transportation Networks**

Terminal offering **Storage & Warehouse**

Ample space for **Parking & Maintenance Facilities**



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



±27 MILES – TO THE HARRY REID
INTERNATIONAL AIRPORT



±22 MILES – TO THE LAS VEGAS STRIP

SUBJECT

FULLY SECURED YARD
7,000V Fence

48 DOCK HIGH LOADING
POSITIONS & EDGE OF
DOCK PLATES

±2,300 SF WAREHOUSE
Two (2) ±16'±16' Roll Up Doors

ABOVE-GROUND
FUELING ISLAND

±1,850 SF OFFICE

±18,250 SF
FREIGHT TERMINAL

4201
Frehner Road
North Las Vegas, NV 89030





One-Day Truck Service

2.3M+ Residents in Southern Nevada

Colliers

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

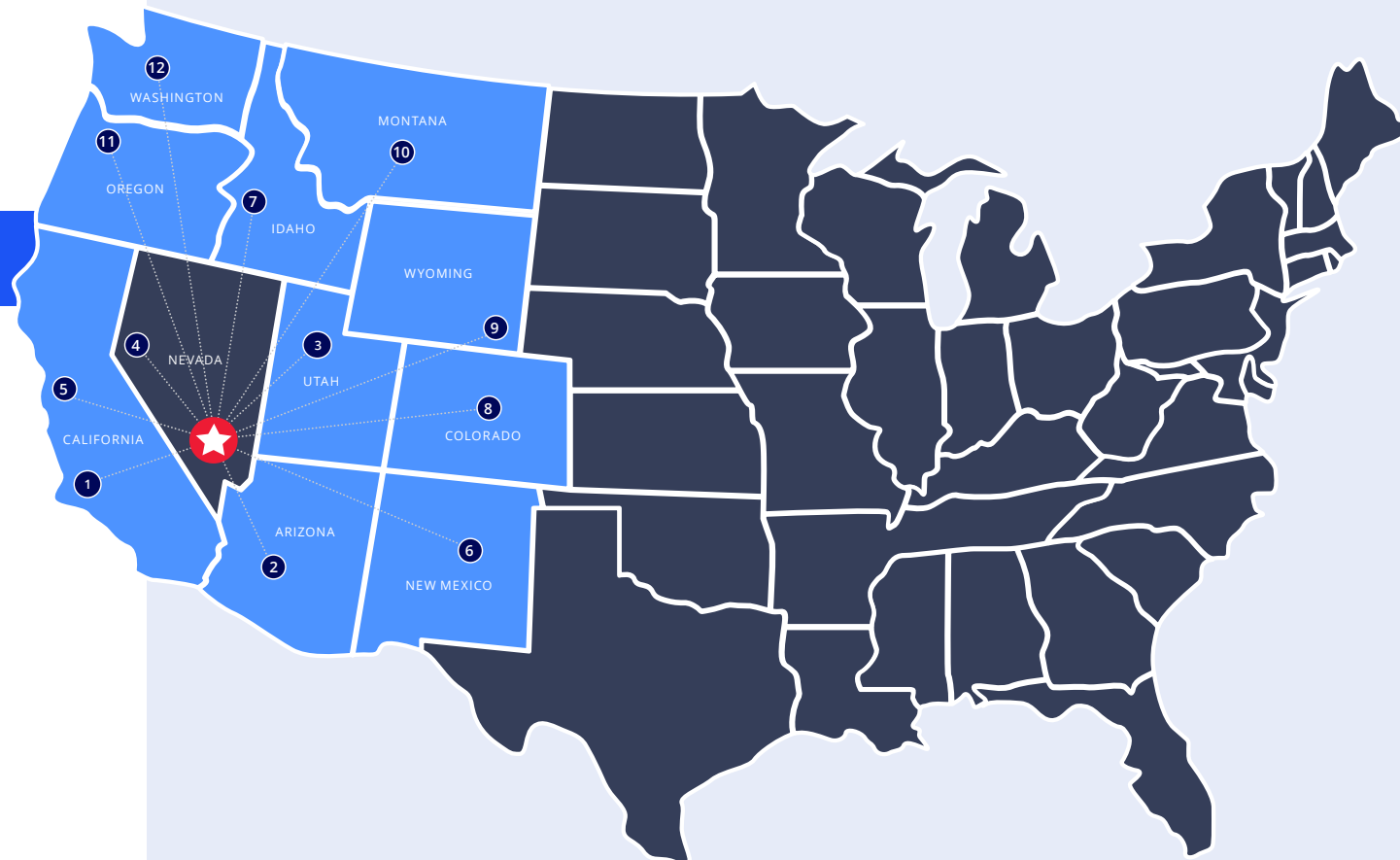
907 Miles
12h 31min

11 Portland

982 Miles
15h 44min

12 Seattle

1,129 Miles
16h 52min



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 COLLIERS

\$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

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