



FOR SALE

±13,140 SF Freestanding Building

141 North Gibson Road, Henderson, NV 89014

Brian Riffel, SIOR

Executive Vice President

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License # NV-S.0043752

Tyler Jones

Vice President

Direct: +1 702 836 3754

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License # NV-S.0169145.LLC



Zoned IG (General Industrial)

HIGHLIGHTS

- ±13,140 SF Freestanding Building
- ±0.71 Acres
- Constructed in 2001
- Excellent Henderson Location
- Yearly Taxes 2025 \$13,574.95
- Zoning: IG (General Industrial)
- Gas Utility Available
- Fire Sprinklered
- Immediate Access to the I-215 at Gibson Road

Contact Agent for Pricing Details

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±13,140 Total SF

- ±2,925 SF of Office
- ±10,215 SF of Warehouse
- One (1) Dock Loading Door
- Three (3) Grade Level Loading Doors
- ±600 amps, 277/480V,
3-Phase Power *(To Be Verified)*

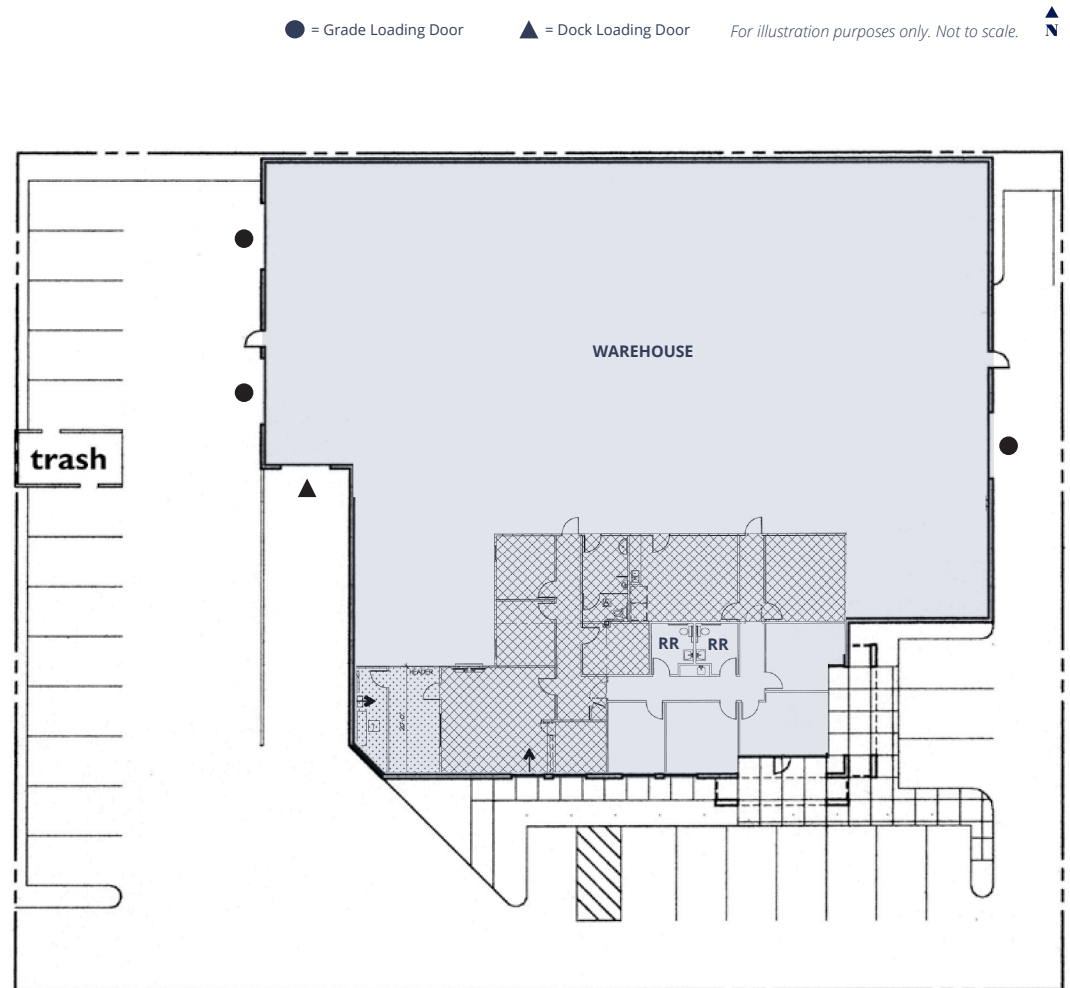
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Colliers

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Aerial Map ◀



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Property Photos



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\$4.8B+ Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$99B Assets under management

23,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIERS INTERNATIONAL

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