

±13,140 SF Freestanding Building

141 North Gibson Road, Henderson, NV 89014

FOR SALE

- ±2,925 SF of Office
- ±10,215 SF of Warehouse
- Zoned IG
(General Industrial)

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PRICE REDUCED

\$3,608,000 (\$275 PSF)

Property Overview

Colliers is pleased to present **141 North Gibson Road**, a $\pm 13,140$ total SF Freestanding Building. The property has an excellent Henderson location with immediate access to the I-215 at Gibson Road.

$\pm 13,140$ SF
Freestanding Building



$\pm 2,925$ SF
of Office



$\pm 10,215$ SF
of Warehouse



Zoning: IG
(General Industrial)



Excellent
Henderson Location



Constructed
in 2001



Property Highlights

- One (1) Dock Loading Door
- Three (3) Grade Level Loading Doors
- 600+ amps, 277/480V, 3 Phase Power (To be Verified)
- Fire Sprinklered
- Immediate Access to the I-215 at Gibson Road
- Paint booth in place
- Oil sand separator in place
- Gas Utility Available

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Floorplan

▲ *For illustration purposes only. Not to scale.*

▲ = Dock Doors ● = Grade Doors



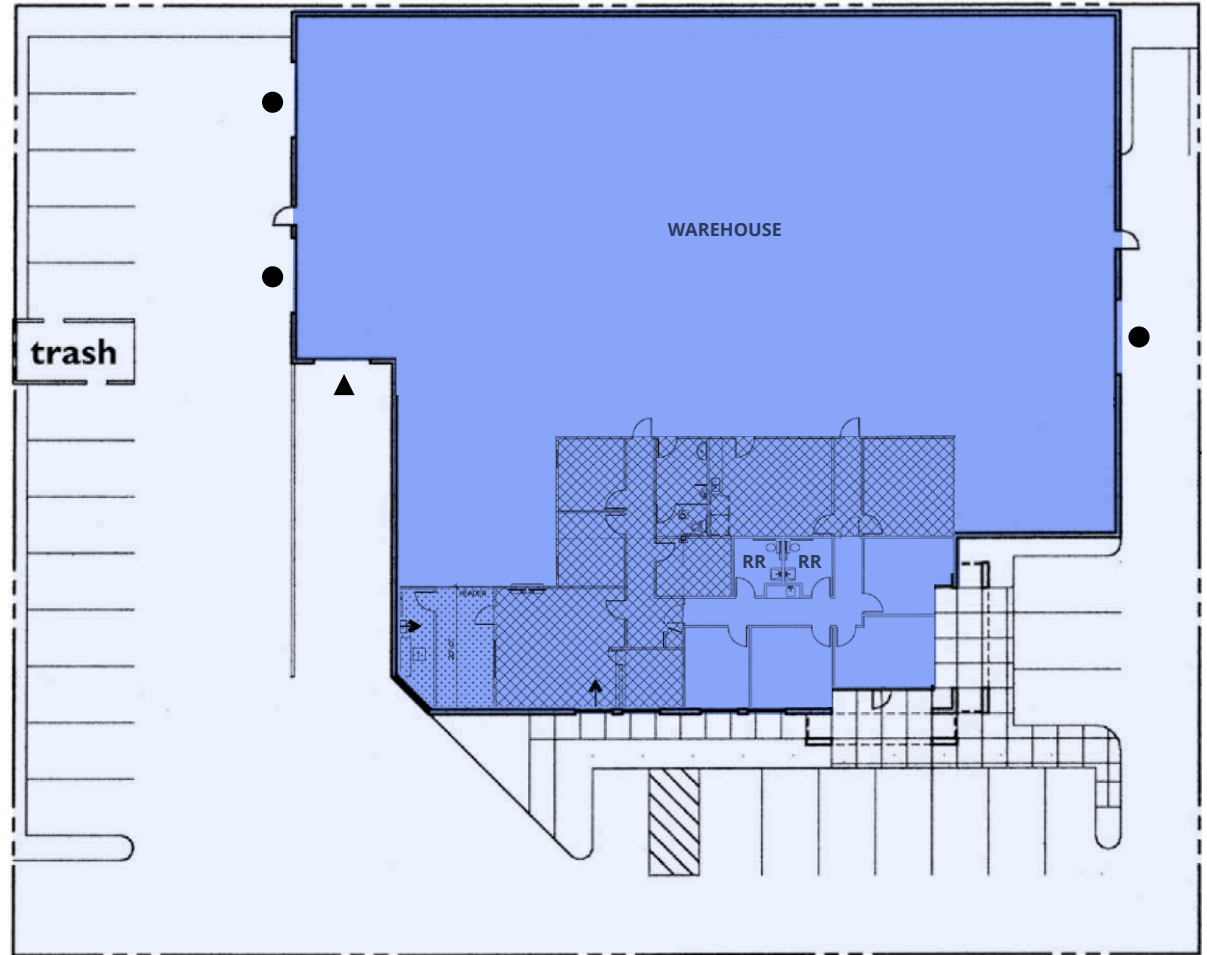
Price reduced to
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Yearly Taxes 2026
\$14,660.95



Monthly association
\$709 per month



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Location Map

Located in the Heart of the Henderson Submarket, what is considered to be the premier submarket in Southern Nevada.

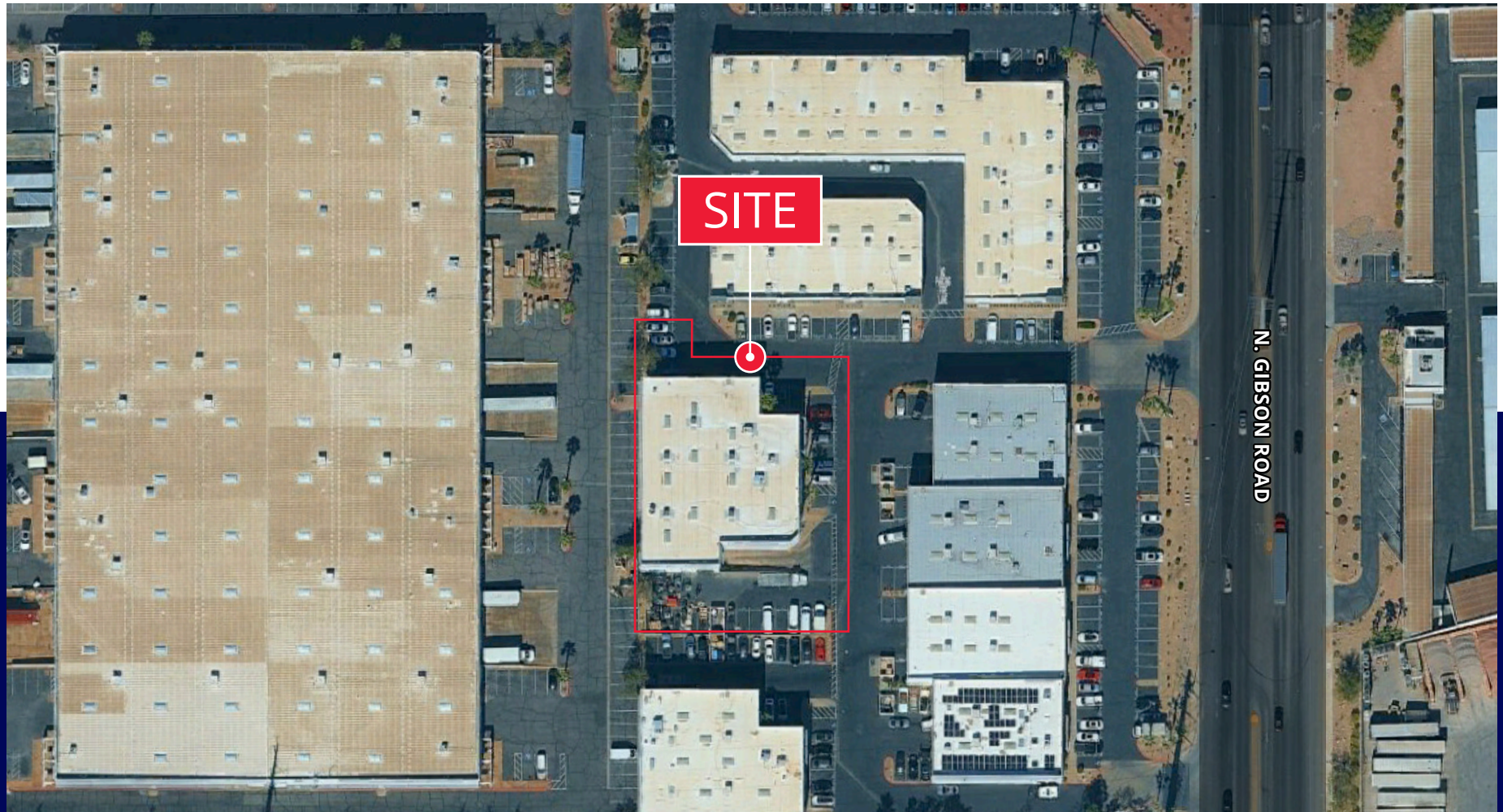
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Site Aerial

Price reduced to
\$3,608,000 (\$275 PSF)

Available
Immediately



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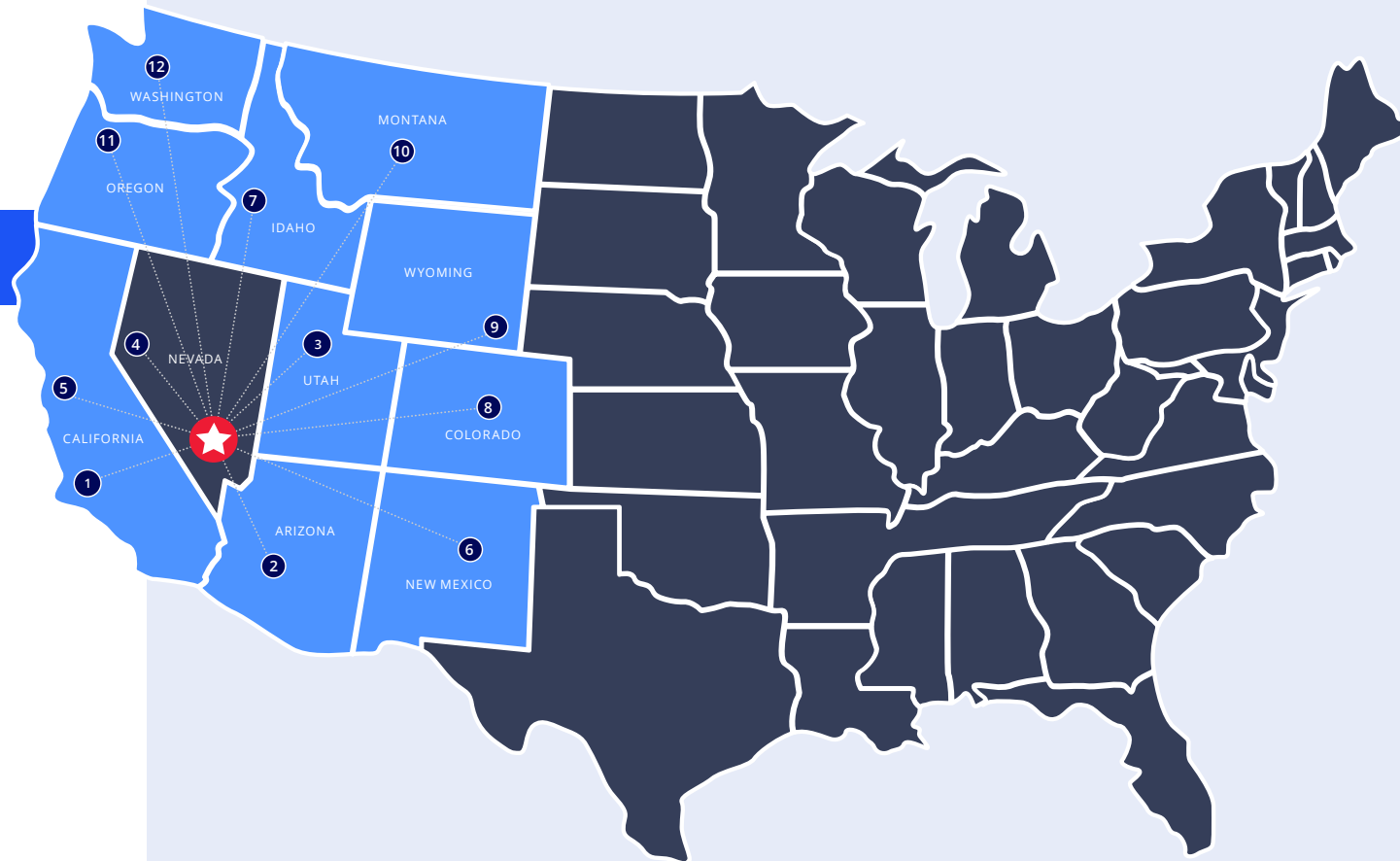
One-Day Truck Service

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

\$5.7B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$109B Assets under management

24,000 Professionals



Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.7 billion in annual revenues, 24,000 professionals, and \$109 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com.

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