

Fremont Yard Space

3035 Fremont St, Las Vegas, NV 89104

**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEVADA
PROPERTIES

Presented by
BHHS Nevada Properties



Price: \$1.20 /SF/YR

Fenced Yard Space. 2 Parcels. Land Available:
(Tenant Must Get all approvals and use confirmed
by Clark County)

Suitable for:

Contractor Yard

Truck/ Fleet Parking

Outdoor Storage

Future Redevelopment

High Visibility Frontage On Fremont Street

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Heavy Day Time Traffic
High Visibility
Large Space for Outdoor Storage



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BHHS Nevada Properties

3185 St. Rose Parkway #100

Henderson, NV 89052

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IMG_2057

Listing space

Space 1

Space Available	100,118 SF
Rental Rate	\$1.20 /SF/YR
Date Available	Now

Land Lease Notes – 3035 E Fremont St, Las Vegas, NV
Property Overview
Address: 3035 E Fremont St, Las Vegas, NV
Property Type: Vacant Land – Ground Lease Opportunity
APNs: 162-01-601-015 (±0.84 Acres) 162-01-601-013 (±1.84 Acres)
Total Size: ±2.68 Acres
Status: Available
Opportunity Summary
Rare ±2.68-acre vacant land assemblage on E Fremont
Available for ground lease or build-to-suit
Owner is actively pursuing a Special Use Permit (SUP) for Outdoor Storage
Seeking tenant for long-term lease of all or part of the site
Zoning & Entitlements
Zoning: (To be confirmed – Clark County)
Special Use Permit in progress for Outdoor Storage
Opportunity for: Immediate planning alignment with tenant's use
Input during entitlement process (for qualified tenants)
Ideal Uses (Position This Strong)
Primary (Aligned with SUP): Outdoor storage (equipment, vehicles, contractor yards)
Fleet parking (trucking, logistics, delivery)
Construction yard / laydown yard
Tow yard / impound (subject to approval)

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Property Photos



IMG_2066



Plat Map

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Property Photos



Building Photo



Building Photo

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Building Photo



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Location

