

PRICE REDUCED:
~~\$525,000~~ \$425,000



Property Features

- Located in Penrose, Colorado with visibility to Hwy 50, these two industrial warehouses were built in 2010, on a 4.86 acre fenced lot.
- Building One is 5,000 SF with two 12'x14' drive-in overhead doors, an office, two restrooms, floor drains and 15' clear height.
- Building Two is 2,400 SF with two 12'x14' drive-in overhead doors, and up to 20' clear height.
- Newer construction with great visibility on a large lot makes this a very functional property.



For more information, please contact:

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PROPERTY FEATURES	BUILDING ONE	BUILDING TWO
BUILDING SIZE	5,000 SF w/ Floor Drains	2,400 SF
OFFICE BUILD OUT	One Office Two Restrooms Mechanical Room Gas Heater	One Restroom Gas Heater
ELECTRIC	Three-Phase	Three-Phase
CLEAR HEIGHT	15'	15'-20' Peaked Roof
LOADING	Two – 12'x14' Drive-In OHD	Two – 12'x14' Drive-In OHD
LOT SIZE	4.86 Acres	
Y.O.C.	2010	
ZONING	Agricultural Rural	
SALE PRICE	\$425,000	



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