

# E INDUSTRIAL BLVD

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PUEBLO WEST, CO 81007

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### **\$80/SF COLD STORAGE** 108,756 SF Warehouse on 6.22 AC

# FOR SALE OR LEASE



CUSHMAN & Colorado Springs WAKEFIELD Commercial

#### **\$2M PRICE REDUCTION** on this 108,756 SF Warehouse

Highly motivated seller on this impressive cold storage distribution facility in Pueblo West, CO. The 108,756± SF property on a generous 6.22-acre lot in Pueblo West, CO is strategically positioned just 6 miles/10 minutes from I-25, offering unparalleled access and convenience. This price reduction means this property won't last on the market long.

Purchase Price	\$8,700,480 (\$80.00/SF) PRICE REDUCED
Taxes (2023)	\$126,784
Lease Rate	\$8.50 per RSF NNN
Building Size	108,756± SF
Site Area	6.22± AC
Office Area	9,632 SF
Clear Height	33' - 47'
Loading	11 loading docks with levelers & 67' loading ramp
Parking	65 Spaces
Year Built	2004
Year Remodeled	2020
Sprinkler	Fully sprinkled
Zoning	I-2

- 27% cold storage space (approx. 9,983± SF refrigerated; 19,422± SF freezer)
- 5 HVAC systems servicing the entire facility
- Fully fenced with two automated exterior entry gates

Pueblo is home to a growing population center and calls many national employers such as Big R, Trane, CS Wind, Evraz Steel & Target Distribution.



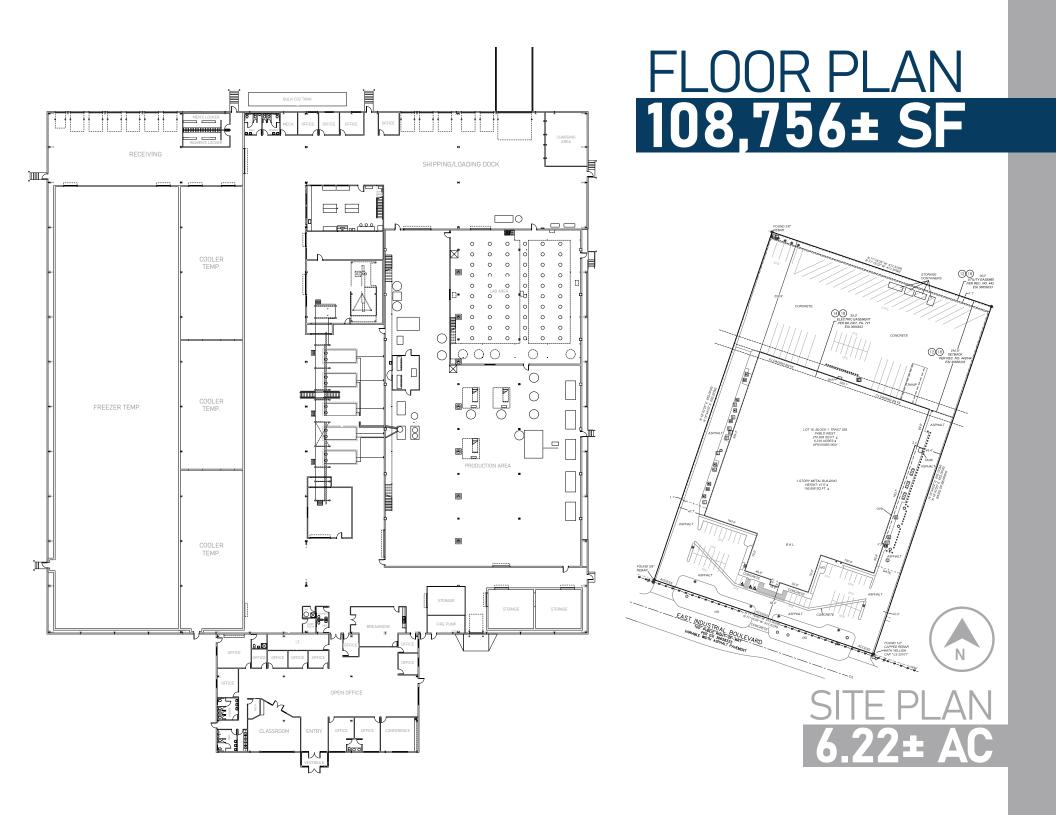


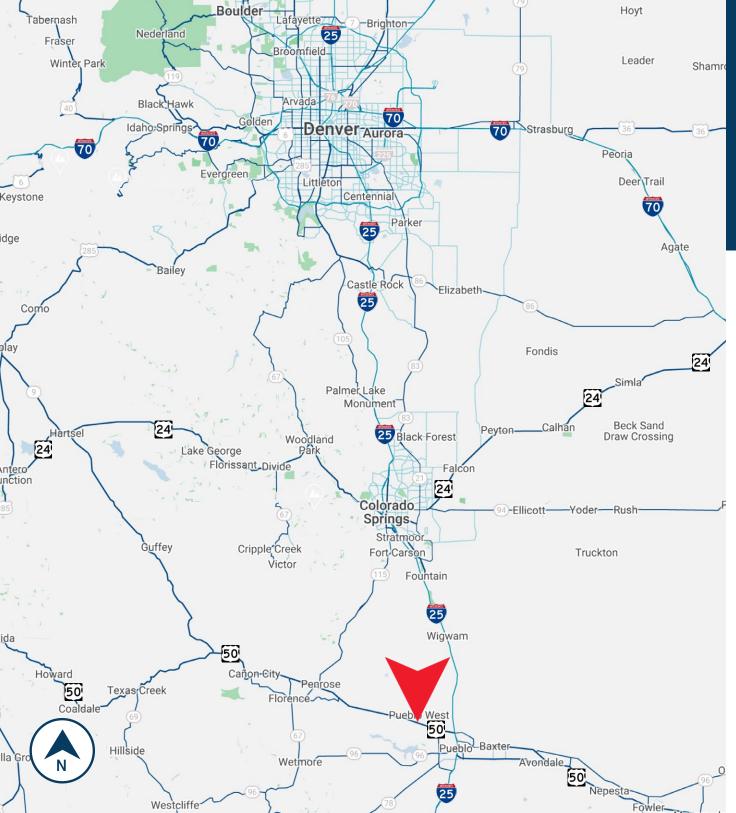


HWY

50

DET





## **DRIVE TIMES**

10	Min. to	I-25
40	Min. to	South Colorado Springs
70	Min. to	North Colorado Springs
90	Min. to	Denver Tech Center
110	Min. to	1-70

### CONTACT INFORMATION

CUSHMAN & WAKEFIELD

Colorado Springs Commercial

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