CUSHMAN & WAKEFIELD | Colorado Springs Commercial

2840 GRANADA BLVD

PUEBLO, CO 81005

FOR SALE | TWO OFFICE/WAREHOUSE BUILDINGS ON 1 AC



SCAN QR OR CLICK HERE TO
VIEW PROPERTY INTRO VIDEO

2840 GRANADA BLVD

PUEBLO, CO 81005

FOR SALE

OWNER/USER OR INVESTMENT

BUILDING SIZES
BLDG A: 5,900 SF
BLDG B: 10,000 SF
*Plus 2,000 SF mezzanine storage

SITE AREA
1.0 AC

PURCHASE PRICE
$3,000,000
($188.67/SF)

YEAR BUILT
BLDG A: 1973
BLDG B: 2016

ZONING
I2

CLEAR HEIGHT
BLDG A: 16’
BLDG B: 18-24’

TOTAL LOADING
BLDG A: 10’x12’
BLDG B: 12’x12’

POWER
BLDG B:
480V 3PHASE

SOLAR
54 PANEL ARRAY
15 kW

PURPOSE-BUILT FOR PRODUCTION, STORAGE & DISTRIBUTION

2840 Granada Boulevard offers a highly functional ±17,900 SF two-building industrial property on approximately 1 acre in Pueblo’s established industrial market. Zoned I-2, the property is well suited for an owner/user seeking a combination of production, warehouse, storage, and office space within one secure site. The improvements consist of Building A at ±5,900 SF and Building B at ±12,000 SF, providing flexibility to separate different operational functions while keeping everything in one location.

Building A is configured for production and includes functional office space, approximately 16’ clear height, a 10’ x 12’ drive-in overhead door, evaporative cooling, and a 54-panel rooftop solar array.

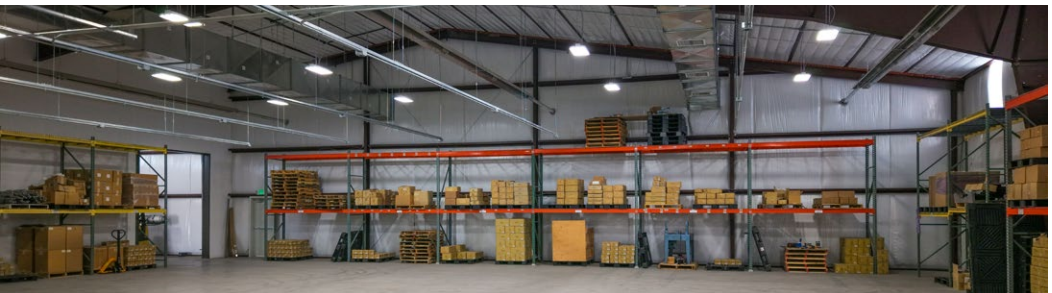
Building B provides the heavier industrial capabilities, including 480-volt three-phase power, 18’–24’ clear heights, 27’ Apex height, radiant warehouse heat, warehouse cooler, office HVAC, existing industrial racking, 6” slab thickness, and approximately 2,000 SF of load-bearing mezzanine storage.

The property also features a fully fenced and gated loading area, extensive concrete loading and parking areas, strong truck circulation, and secure outdoor space suitable for equipment, fleet vehicles, or additional operational storage. Its location provides convenient connectivity to Pueblo Boulevard, I-25, and Highway 50, allowing efficient access throughout Pueblo, Southern Colorado, and the Front Range.

With its combination of production space, warehouse capacity, heavy power, secure yard area, and existing industrial infrastructure, 2840 Granada Boulevard is a strong owner/user opportunity for manufacturing, fabrication, assembly, distribution, service contractors, and other industrial operations.

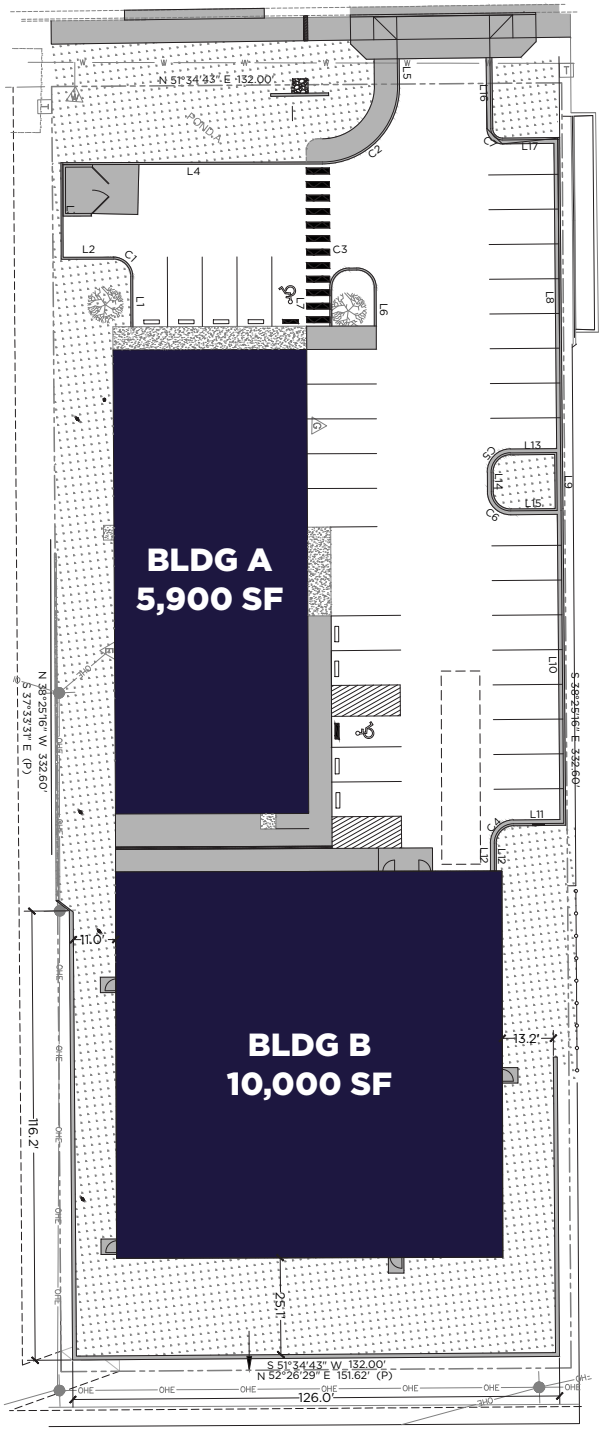


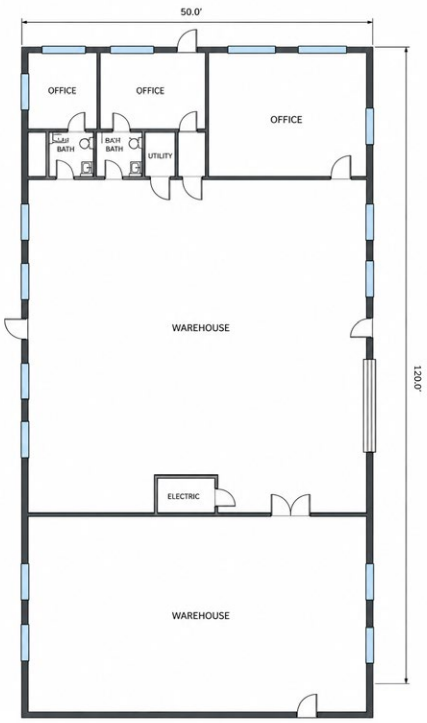




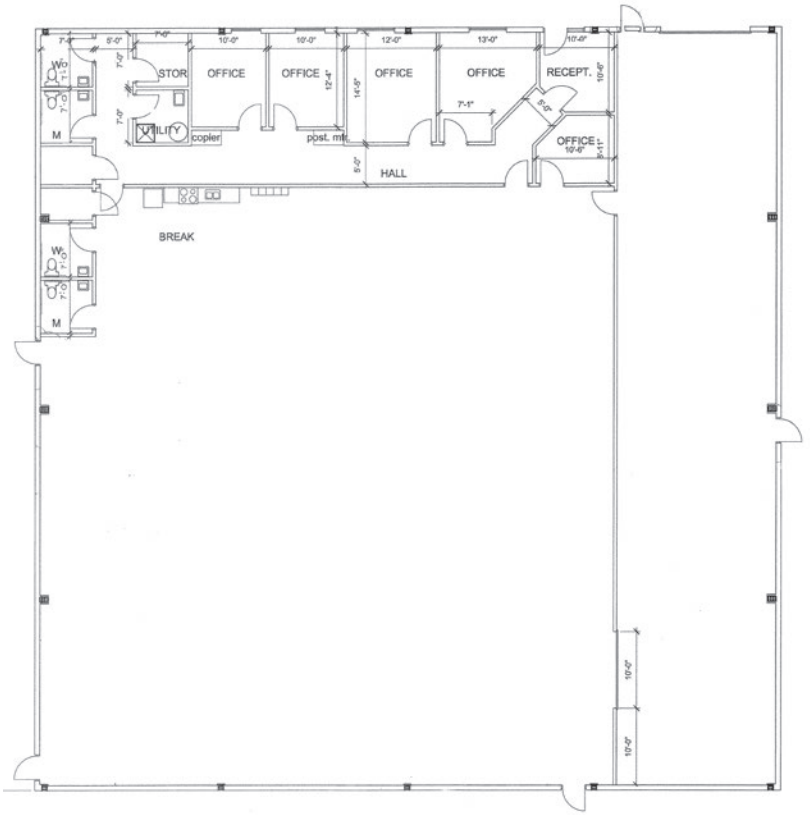


SITE PLAN & FLOOR PLANS



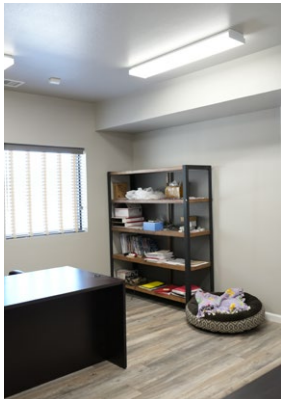


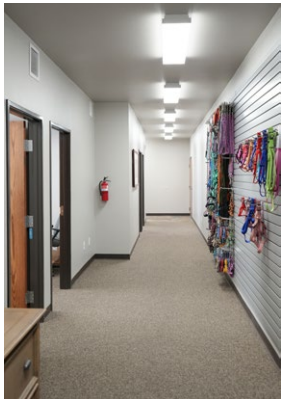
BLDG A: 5,900 SF

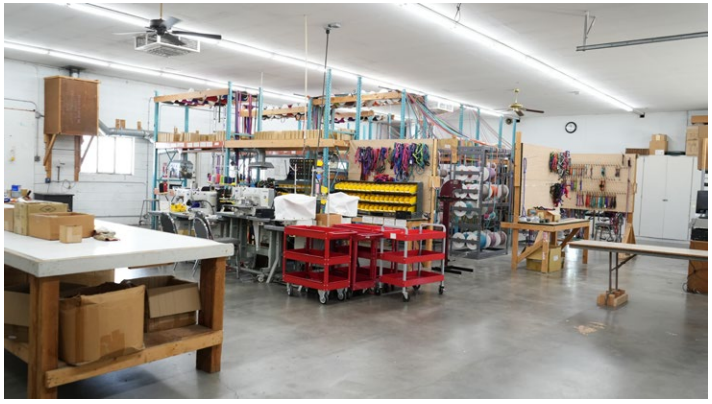


BLDG B: 10,000 SF

*Plus 2,000 SF 2nd Floor mezzanine storage







Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.



DRIVE TIMES

3 Min. | I-25

12 Min. | North Pueblo

22 Min. | Pueblo West

45 Min. | Colorado Springs

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