

FOR SALE | FOR LEASE



Join JD Distribution

44,470 SF Industrial Warehouse Building

1601 N Erie Avenue, Pueblo, CO 81001

Co-Marketed By:

CORDOVA INVESTMENTS

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11/03/2023

JOIN JD DISTRIBUTION

44,470 SF Industrial Warehouse Building | 6.95 Acres
1601 N Erie Avenue, Pueblo, CO 81001

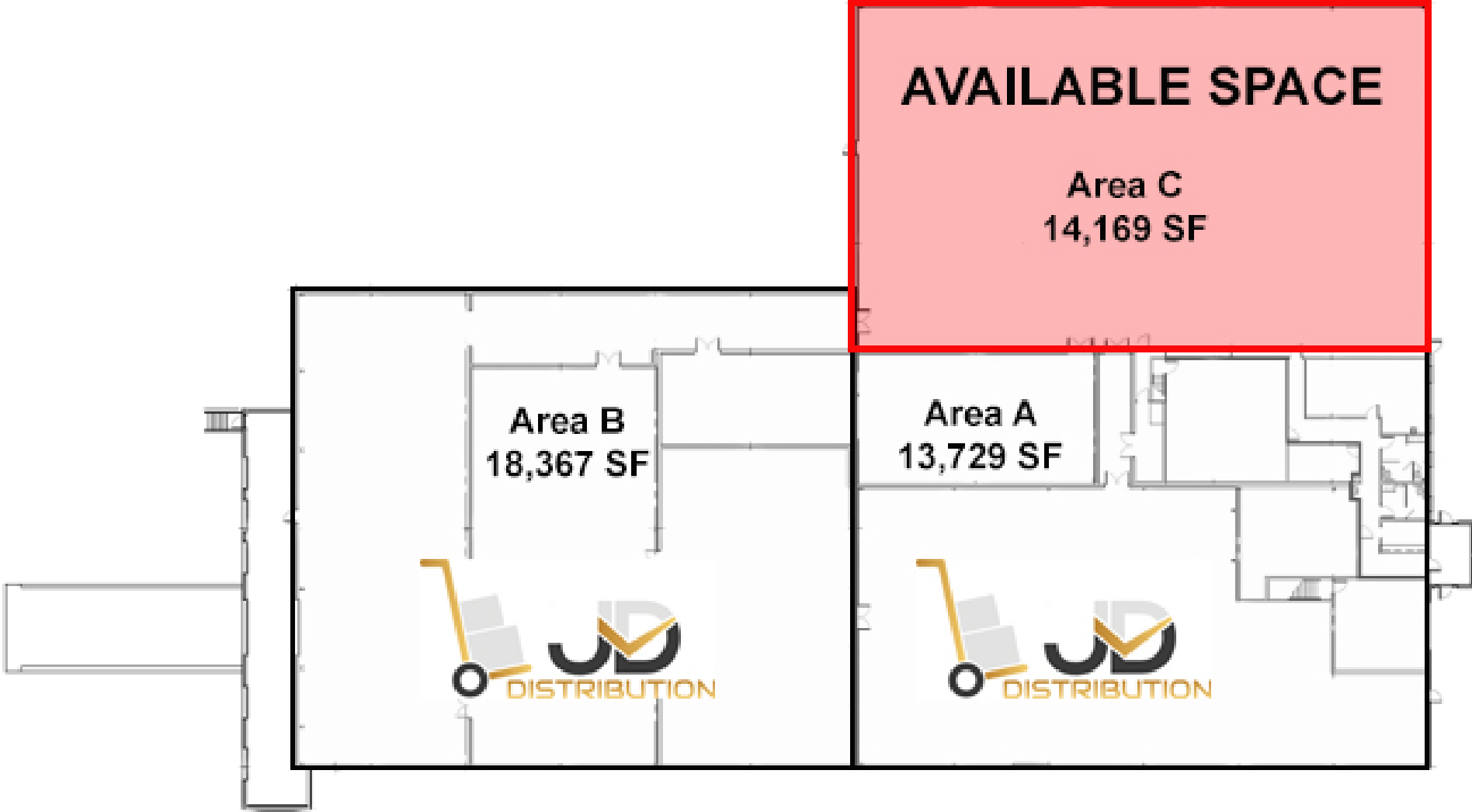
Property Features & Highlights

Total Square Footage:	± 44,470
Available Square Footage For Lease:	± 14,169 Area C
Site:	± 6.95 Acres
Zoning:	I-2
Clear Height:	24 Ft
Power:	3 Phase 1200 Amp 480 Volts
Year of Construction:	1964 2015
Construction	Metal
NNN Expenses:	Contact Broker
Asking Lease Rate:	\$4.00 PSF, NNN
Asking Sale Price:	\$3,500,000.00

- Ideal Location in Pueblo: 1601 Erie is Less Than 5 Minutes to Downtown Pueblo and Quick Access to I-25.
- I-2 Zoning: Light Industrial Zoning Allows for a Wide Range of Industrial Uses.
- High Clear Height: 24Ft Clear Height Warehouse Space.
- Heavy Power On Site
- Overhead Doors Throughout the Building
- Plenty of Parking | Additional Yard Space Available
- Brand New Roof Installed Summer of 2022
- Outside Fenced Storage Available



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