

4038 Dover Road, Colorado City

Warehouse/ Distribution/Manufacturing Building



Former Columbia House Record CO, Kroger Logistics Facility

Flexible Building Design

Total Building size: 249,200 sqf
2 story office space

Land: 30 acres

Construction: Phase 1: 1968 – 67,000 sq.f
Phase 2: 1993 – 181,000 sq.f

Ceiling Height: 25' – 38'

Service Doors: 13 Dock-high 8'x9'
1 Drive-in 14x14

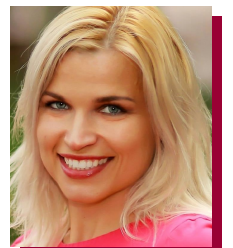
Fire Suspension: Wet system throughout

Power: 3000 amps
277/480 volts
3 phase 4 wire

Water: Colorado City Metro District
Sewer: Colorado City Metro District
Natural Gas: Colorado natural Gas
Electricity: San Isabel Electric

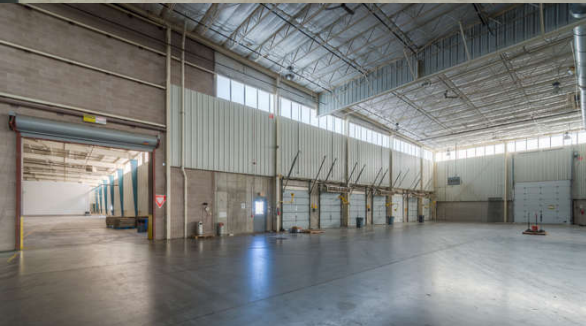


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Current Zoning:

Light Industrial. The standards of this district are designed to retain and provide areas for the manufacture, assembly, packaging, warehousing, jobbing, and limited retailing of products from previously prepared materials, which by their inherent characteristics and the operations involved are not obnoxious to one another or surrounding uses.
- Source: Pueblo County Planning and Zoning Dept. Buyer to verify.

Cold Storage and freezer

Ingress and egress is available to the site via Dover Rd and a private road along the western and eastern side of the improvements.

Manufacturing Equipment is not included



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