

INDUSTRIAL FOR SALE OR LEASE



148 EAST ASSEMBLY DRIVE PUEBLO WEST, COLORADO 81007

HIGHLIGHTS

- BUILDING SIZE:** 6,000 square foot metal building (2,000 SF retail/office, 4,000 sf warehouse, 1,900 SF mezzanine additional), 2 restrooms
- YOC:** 2006, Remodeled 2008
- SITE SIZE:** 1.65 acres (.83 acres fully fenced and screened)
- POWER:** 800 amp, 3 phase
- CLEAR HEIGHT:** 16' TO 18'
- DRIVE-IN DOORS:** Two - 14' X 12'
- HVAC:** Mini-split and gas fired systems
- PARKING:** Paved parking with 20 spaces
- ZONING:** PUD
- TAXES:** \$7,591.00 (2022 payable 2023)
- SECURITY SYSTEM:** Remote monitored alarm with cardkey access and +/- 45 cameras covering the entire property inside and out

FOR SALE
\$1,200,000.00

Or

FOR LEASE
\$12.00 PSF NNN



FOR MORE INFORMATION, PLEASE CALL:

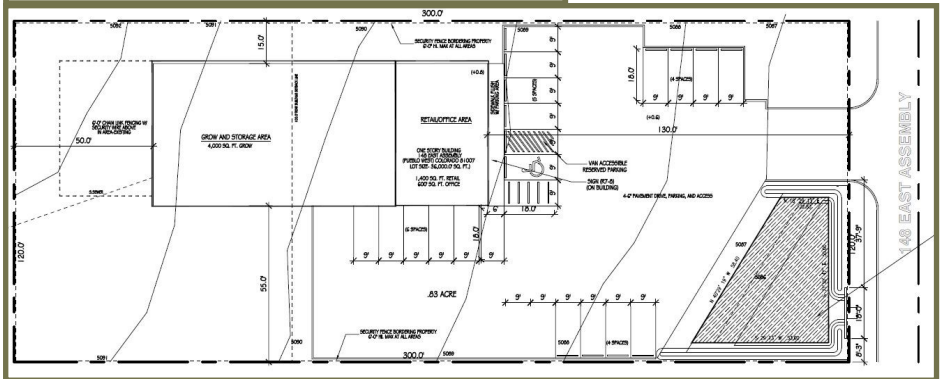
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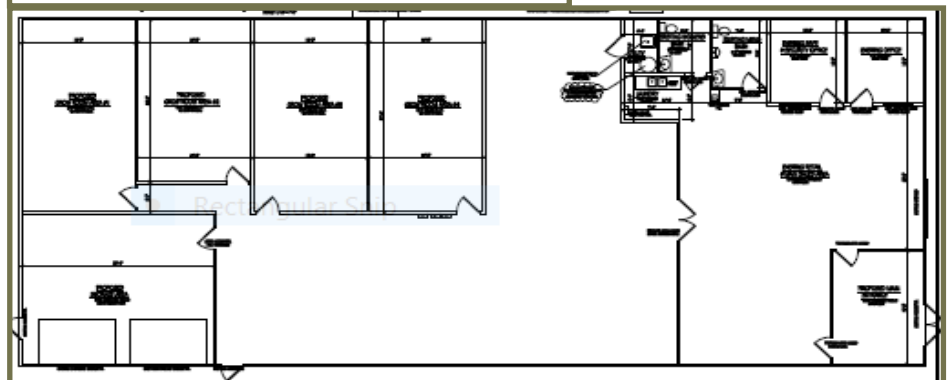
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PUEBLO WEST, COLORADO 81007**



SITE PLAN



FLOORPLAN



Located in Pueblo West—12 miles west of Pueblo
One mile to Highway 50
12 miles to I-25
40 miles to Canon City
114 miles to Denver

No warranty or representation is made as to the accuracy of the foregoing information.
 Terms are subject to change or withdrawal without notice.

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