



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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Industrial Property in Strasburg

3803 Headlight Rd., Strasburg, CO 80136



Property outlines are a visual representation of the properties and may not be accurate. Consult broker for complete legal description.

Unique industrial property in Strasburg, Colorado; consisting of a warehouse, an office building, two Quonset buildings and a single family residence all on a 28.56± acre site. Only 30± miles east of Denver and 3½± miles from the Strasburg/I-70 exit, this property offers a rural setting with convenient access to Denver and I-70.

- Lot Size: 28.56± Acres
- Warehouse/Shop: 6,095± SF (3 - 10' 6" x 16', 1 - 24' x 16' drive-in doors, 3 Phase power)
- Office/Warehouse: 4,305± SF (3,350 SF of finished office)
- Quonset building: 4,833± SF with overhead doors
- Quonset building: 4,654± SF with overhead doors
- Fuel Storage: 2,000 & 1,000 gallon tanks in concrete containment area
- Zoning: A-3 (conditional use permits construction yard)
- Utilities: Well and Septic
- Taxes: \$4,529.08 (2016)



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