

FOR LEASE OR SALE

INDUSTRIAL WAREHOUSE

69,000 SQUARE FEET

350 KEELER PKWY | PUEBLO, CO 81001



THE OFFERING

INDUSTRIAL WAREHOUSE

Recently remodeled industrial building with nearly 70,000 square feet, including 3,000 square feet of office. Conveniently located near Hwy 50 and I-25 in the Pueblo Airport Industrial Park. The City of Pueblo offers great weather and affordability while being just 40 minutes south of Colorado Springs and 2 hours south of Denver. Newly installed CO2/N2O extraction system with 30 ton liquid CO2 storage tank. Extraction system in place - call Broker for details.

RECENT IMPROVEMENTS

- East Warehouse Upgrades:
 - New Epoxy Floor
 - New Lighting
 - New cleanable wall surface
 - New separate ventilation system
 - New steel racking
- Main Warehouse Upgrades:
 - Upgraded electrical
 - Upgraded HVAC
 - New lighting
 - New roll-up doors
- Roof repairs that include a new roof over office area and 3-year warranty
- New fencing

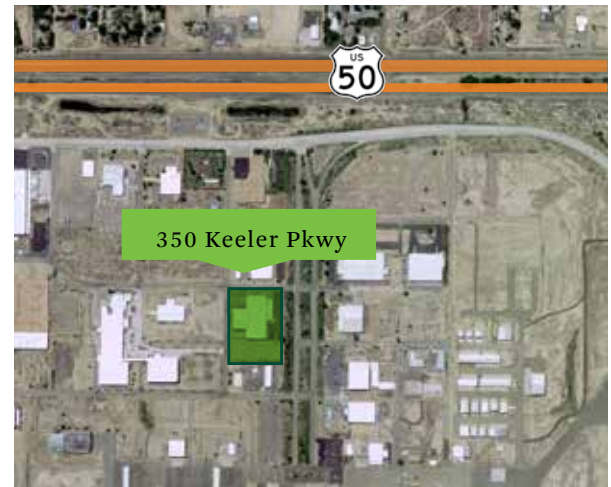
ASKING PRICE: \$6,600,000

LEASE RATE: \$6.75/SF NNN



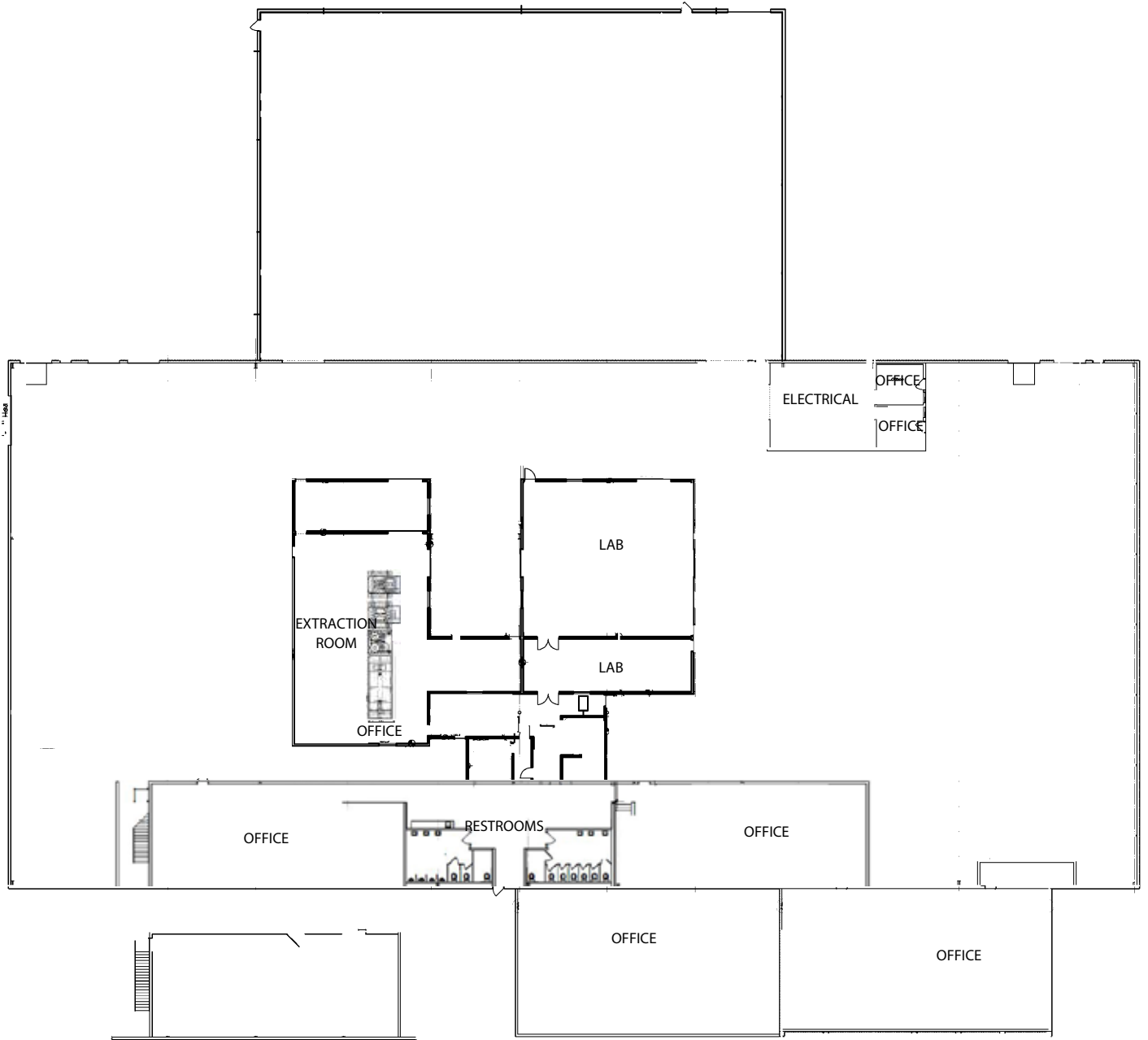
BUILDING SPECIFICATIONS / FEATURES

TOTAL SF	69,000	CONSTRUCTION	CONCRETE BLOCK
AVAILABLE SF	69,000	FLOOR SLAB	CONCRETE-REINFORCED
SITE SIZE	4.47 ACRES	CEILING HEIGHT	18 - 20'
YEAR BUILT	1986	DRIVE IN & DOCKS	(2) 12'W x 16'H DRIVE-IN 5 DOCKS
CLIMATE CONTROLLED WAREHOUSE	YES	IN-PLACE SYSTEMS	CHILLER (WATER) SYSTEM COMPRESSED AIR SPRINKLERS
ZONING	INDUSTRIAL - HEAVY	POWER	3,000 480 / 3 PHASE
FENCED YARD	YES	INTERSTATE ACCESS	I-25 (4.00 MI)
OFFICE SF	8,500 (12.3%)	HIGHWAY ACCESS	HWY 50 (1.00 MI)



FLOORPLAN

69,000 SQUARE FEET



EQUIPMENT SPECIFICATIONS

System	Company	System Data					
		Model Number	Other	Component	HP/PH	Voltage	Current
Boiler	Fulton	PV-805-A		Boiler	3HP 3PH	480VAC	30FLA
CO2 Tank	Tomco	35Ton		Heater	3PH	240VAC	10AAC
Chilled Water	Thermal Care	PTF1100	Comes with three motors (30HP/30HP/15HP... controlled via on board contactors/ controllers as part of the package	Chiller reservoir	3PH	460VAC	81FLA
Chilled Water	Carrier	30RBF13064-LN-03	Comes with the Thermal Care Unit	Chiller	3PH	460VAC	276.5MCA
Chilled Water	Neptune		Food-Grade Glycol	Glycol Addition System	1PH/0.25 HP	120VAC	1 AAC
Compressed Air	Sullair System	ST2208-AC		Compressor Unit	3PH	460VAC	20AAC
Compressed Air	Sullair System	SRB175	comes with the Sullair Unit	Air Dryer	1PH	120VAC	10AAC



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