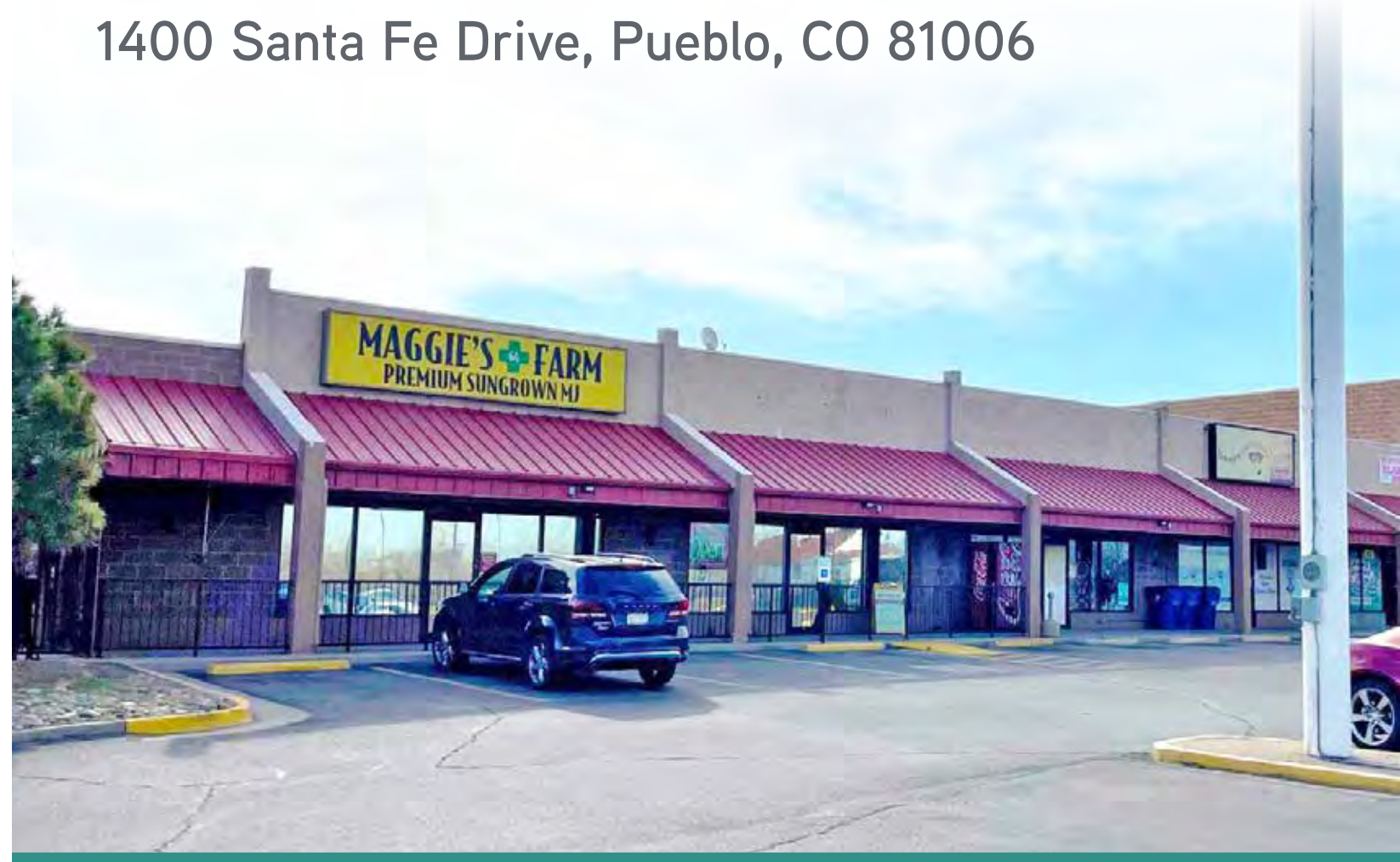




FOR SALE 17,130 SF

Retail/Warehouse Building For Sale

1400 Santa Fe Drive, Pueblo, CO 81006



Building Information

Retail/Leased:	8,730 SF Retail
Vacant:	8,400 SF Warehouse/Showroom
Price:	Contact Broker for Pricing
Year Built:	1990
Land Area:	1.98 AC
Zoning:	B-4
Parking:	180 Surface Spaces

Highlights

- Oil/Sand separator in place
- 8,400 SF available for owner/user
- Currently 3 tenants in place
- Direct exposure to Santa Fe Drive
- Ability to construct an additional building on excess land



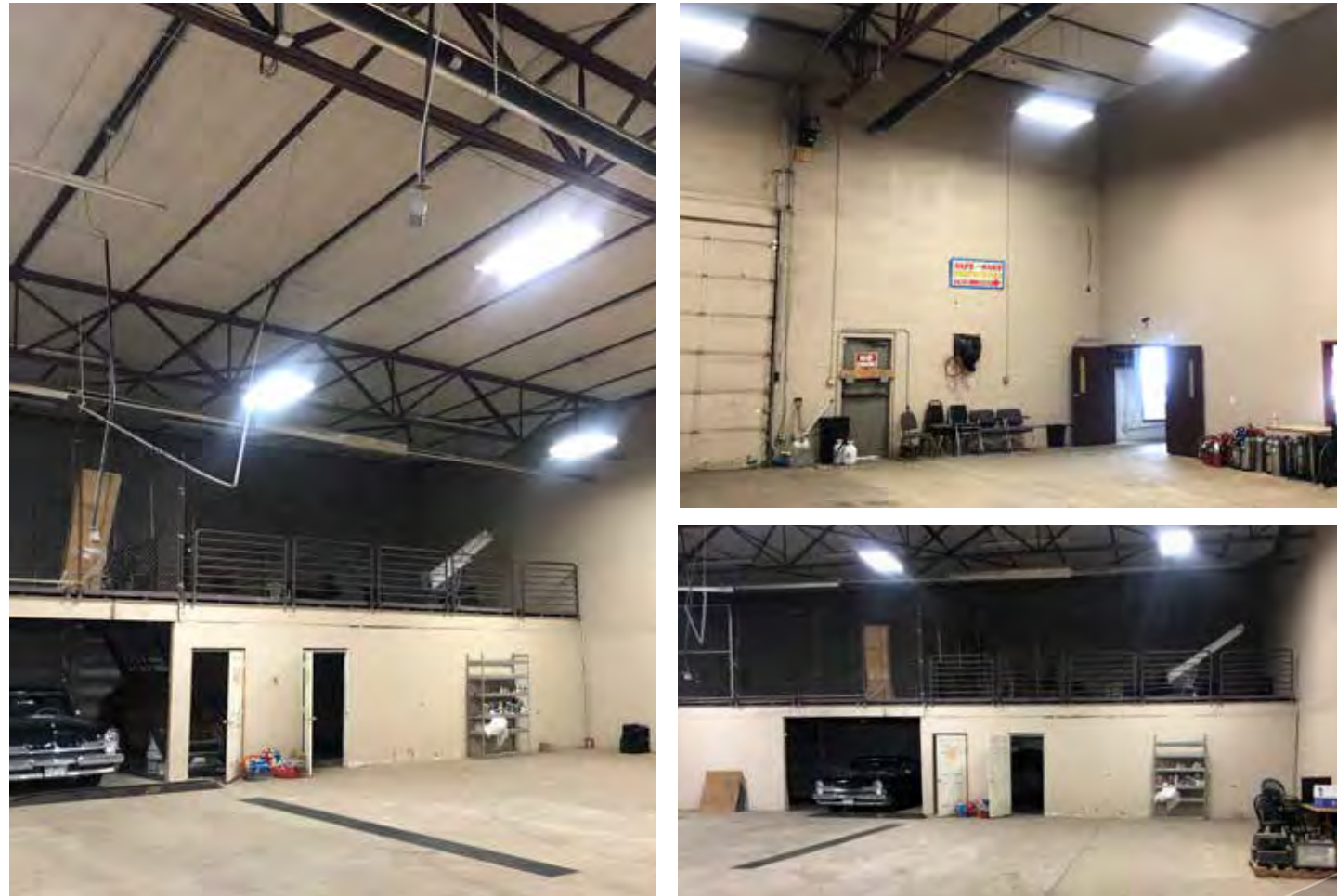
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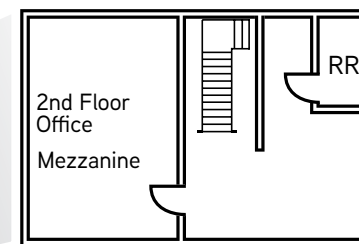
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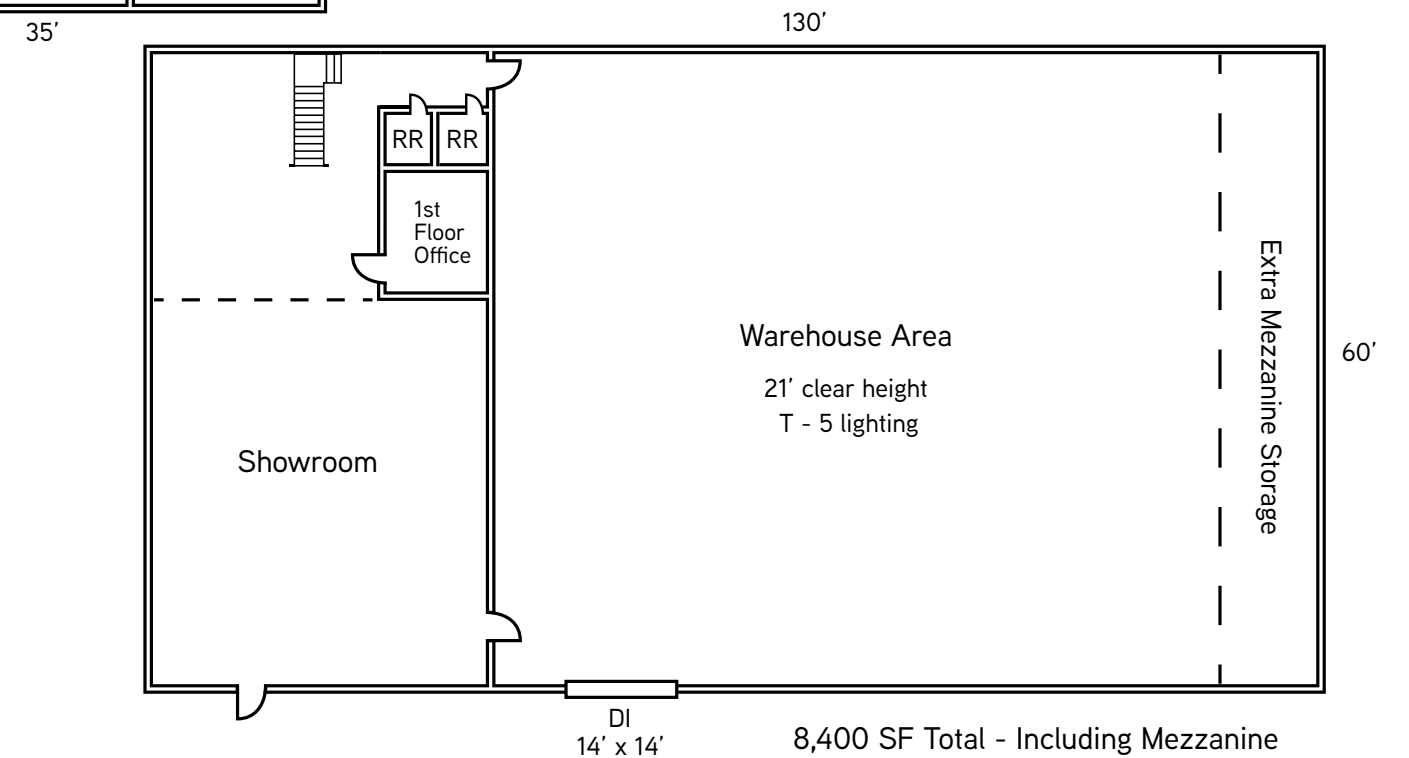
Traffic Counts

- Santa Fe Drive West of San Mateo St.: 26,321 VPD
- Santa Fe Drive East of San Mateo St.: 20,651 VPD

MPSI 2020 Estimates



*Floor plan is approximate - not to scale



8,400 SF Total - Including Mezzanine