



OLIVE
REAL ESTATE
GROUP, INC.

**INDUSTRIAL
FOR SALE OR LEASE**



57 N Mission Dr. Pueblo West, CO 81007

Asking Price: \$699,990

Seller Financing Available

BUILDING

Type: Owner-User
 Subtype: Office/Warehouse
 Tenancy: Single
 Year Built: 2008
 SF: 7,458 SF
 Floors: 2
 Construction: Metal
 Large upper-level apartment
 Two dock high doors
 16' high ceilings
 200 Amp Service

LAND

Land Area: 1.00 AC
 Zoning: I2
 Parcel: 0-5-07-0-07-015
 Parking: 15 Free Spaces
 Lot: Fenced
 Lot SF: 43,560 SF
 Lease rate: \$7/ft NNN
 Seller financing available

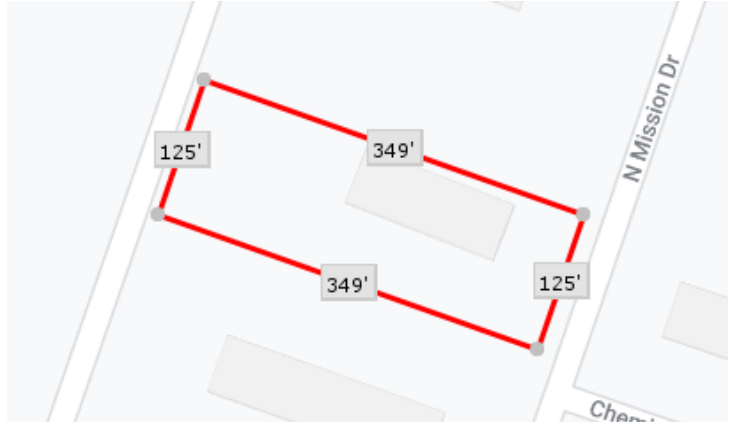
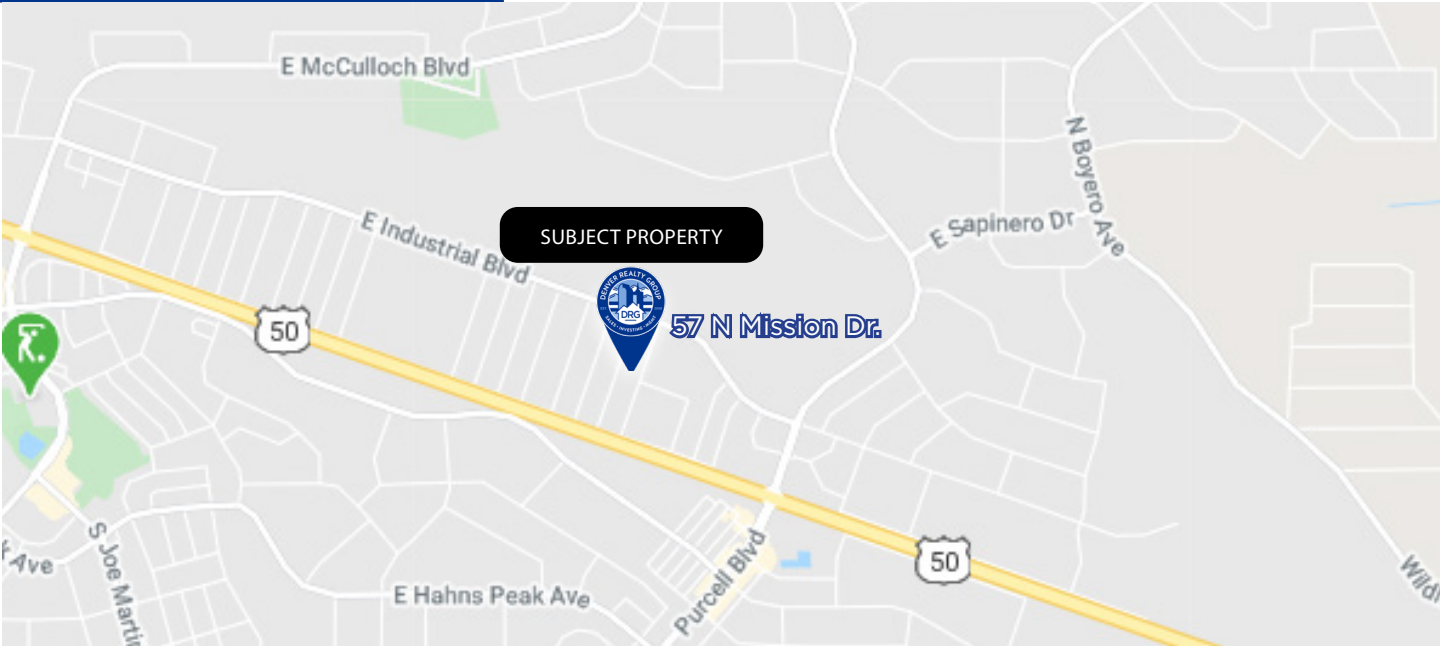


Stuart Sloat
Zach Hansen

StuartSloat@olivereg.com
ZHansen@DenverRealtyGroup.com

719.491.2494
303.880.7442

Location



CONTACT

Stuart Sloat

StuartSloat@olivereg.com
719.491.2494

Zach Hansen

ZHansen@DenverRealtyGroup.com
303.880.7442



Please note, all information furnished in this presentation has been secured from sources we believe to be reliable. However, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions. We may owe duties to the seller, which can include utmost good faith. We may negotiate on behalf of and act as advocate for the seller. Please do not tell us any information that you do not want shared with the seller. You are not legally responsible for our actions. Although we do not represent you, we will disclose to you all adverse material facts about the property actually known to us in accordance with Colorado Law. We will assist you without regard to race, creed, sex, religion, national origin, familial status or handicap.