

**5**  
**WILLIAM  
WHITE**



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**CONTACTS**

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5 William White Rd

**CBRE**

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5 William White Rd Pueblo, CO

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Former Lockheed Martin Research and Development facility with high quality office and warehouse space. The 35 Acre site is located in the heart of the Pueblo Airport Industrial, is adjacent to the Airport with runway access, and excess land is available for expansion. Easy access to Colorado State Highways 50 and 47, as well as I-25. Radial BP occupies over 87,000 SF of office and warehouse in the building, leaving over 44,000 SF of office space available for lease for an investor to add value.

## Building Specifications

Building Size	144,341 SF
Available	44,381 SF
Land Size	35.67 Acres
Parking	720 Spaces
Floors	Two
Zoning	I-1 (Special Industrial District)
Clearance	26'
Loading Docks	Eight (8) DH
Drive Ins	Two (2)
Water Supply:	12" city main water line in street. 6" domestic water line to building.
Sprinkler	Separate 12" fire suppression line from city main branches off to a 10" line to feed 6 fire hydrants that surround the building and 8" line that supplies 6 main fire sprinkler risers.
HVAC:	Air conditioning: Two (2) 250 ton Trane centrifugal chillers & two (2) Baltimore AirCoil (BAC) cooling towers. Heating: Two (2) Kewanee low pressure steam boilers plus a continuous domestic hot water loop. 9 McQuay air handler units w/ in-ceiling Variable Air Volume box units. Fully air conditioned warehouse.
Power	3,800 Volts @ 600Amps, 3 Phase Sub station is approximately 1 mile away.
Security	Paradox Security Systems - Digiplex EVO641. Includes fire security.

## Leasing Info

Rent	\$8.00/RSF/NNN
Operating Expenses	\$4.53/RSF (2019)
Space Available	44,391 SF Office and Warehouse

## Sale Info

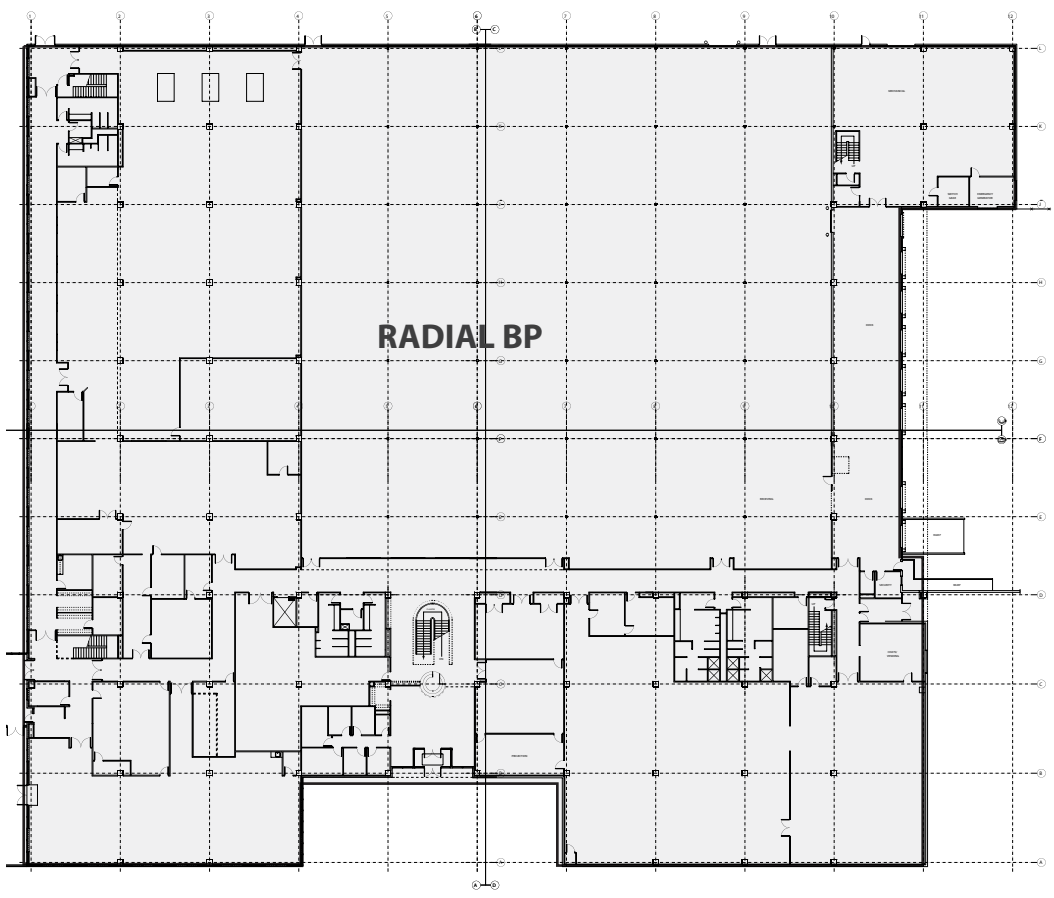
Price	\$4,900,000 (\$33.95/SF)
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Contact Broker for additional information.



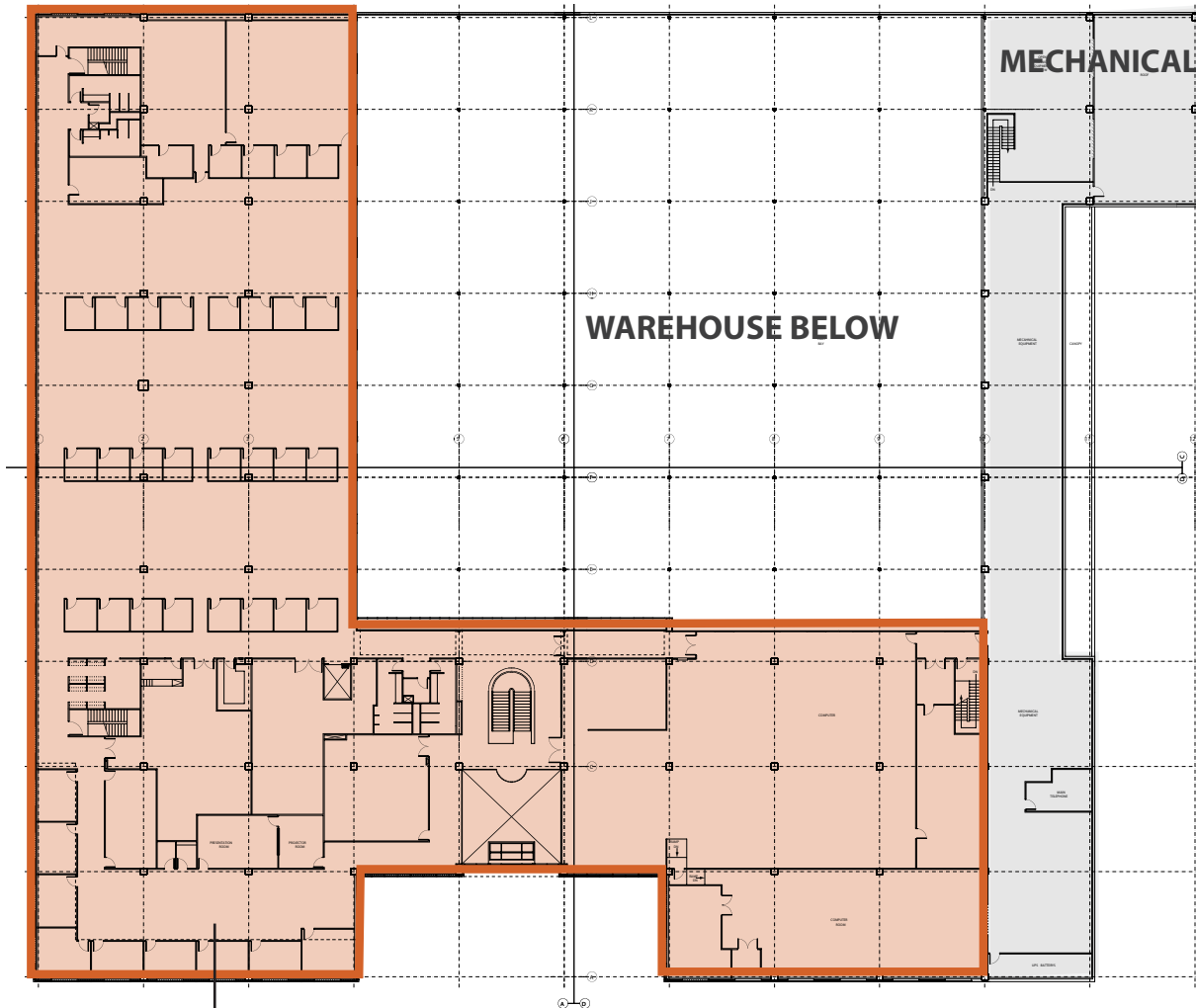


**1st Floor 87,310 SF (Fully Leased)**



  
Not to Scale

**2nd Floor 44, 318 SF Available**



**Available 44, 318 SF**



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