

FOR SALE

Former CDOT Region 2 HQ Campus

905 - 1019 North Erie Avenue
Pueblo, CO 81001

8 BUILDINGS
OFFICE, FLEX, INDUSTRIAL &
TRUCK MAINTENANCE



\$2,300,000 (\$35 PSF)

CBRE is pleased to present for sale the former CDOT Region 2 Headquarters Campus in Pueblo, CO. This collection of eight (8) office, flex, and industrial maintenance buildings are perfectly suited for the maintenance and storage of fleet-service and heavy industrial vehicles or for alternative flex and industrial uses. The Property enjoys immediate Interstate access with close connections to Highway 50, serving the southern Colorado and Pikes Peak region. Totalling 60,782 square feet on 9.10 acres of land, this asset includes a commercial wash-bay, paint areas, maintenance bays, overhead cranes, and facilities that provide a unique opportunity for both owner-users and investors who might want to subdivide the Property for other uses.



THE OFFERING



Building	Year Built	Use	Number of Stories	Building Size
1	1930s	Office Vehicle Maintenance	1, plus partial basement & mezzanine level	23,600 SF
2	1991	Office	1	10,500 SF
3	1930s	Industrial Paint Bays	1	5,592 SF
4	2000s	Wash Bay	1	1,600 SF
5	1977	Office Lab & Maintenance	1	9,410 SF
6	1930s	Industrial Warehouse	1	3,968 SF
7	1990s	Storage	1	2,640 SF
8	1990s	Storage	1	3,472 SF
TOTAL				60,782 SF



OFFICE BUILDING (A)



MEDIUM METAL INDUSTRIAL BUILDING



OFFICE BUILDING (B)



PRIMARY BUILDING



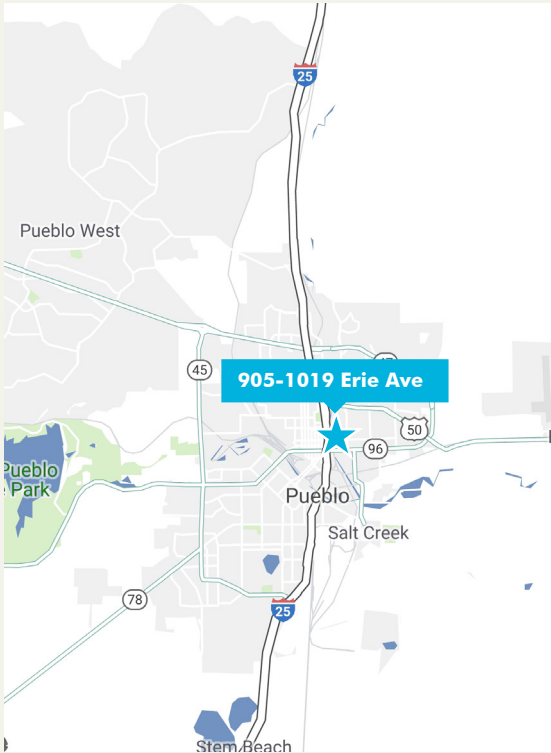
PRIMARY BUILDING



PRIMARY BUILDING



BRICK INDUSTRIAL BUILDING



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