

INDUSTRIAL FOR SALE OR LEASE

319 LOCKHEED ST.

Pueblo, CO 81001

RAIL SERVED



PROPERTY FEATURES

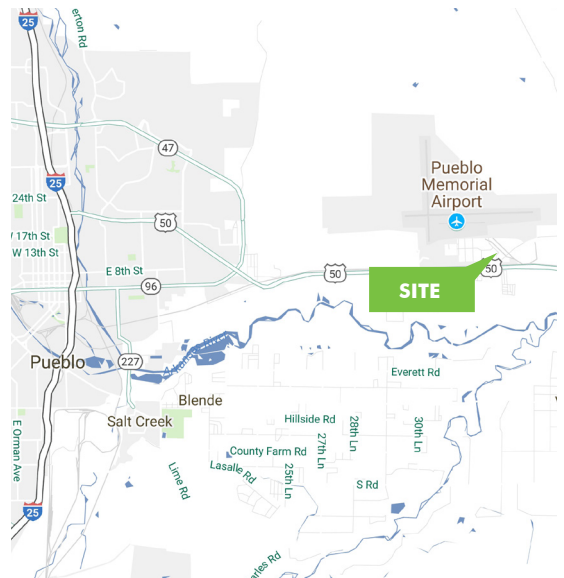
AVAILABLE:	± 63,500 SF (county records)
SITE SIZE:	± 3.80 AC (county records)
OFFICE:	± 2,928 SF
YEAR BUILT:	2003
ZONING:	I-2
CLEARANCE:	± 30'
ELECTRICAL:	1200A-480Y/277AC-3-Phase-4-Wire (to be verified by an electrician)
LOADING:	(2) 12'x15' drive-in doors; (1) 18'x17' drive-in door; (1) 21'x19' drive-in door (with rail entering from exterior); (1) 14' x 15' drive-in door (2) 9'x9' dock doors, one with leveler
RAIL:	Yes
CRANES:	Yes
TAXES:	\$62,236.08 (2016)
LEASE RATE:	Negotiable
SALE PRICE:	\$3,110,000

- + Rail Served
- + Large Yard

- + Cranes
- + Immediate access to Highway 50



PROPERTY LOCATION



- + Excellent manufacturing building
- + Outside storage



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CBRE

INDUSTRIAL FOR SALE OR LEASE

319 LOCKEED ST.



LOCATION AERIAL



PROPERTY PHOTOS



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