

# 833 US Highway 85

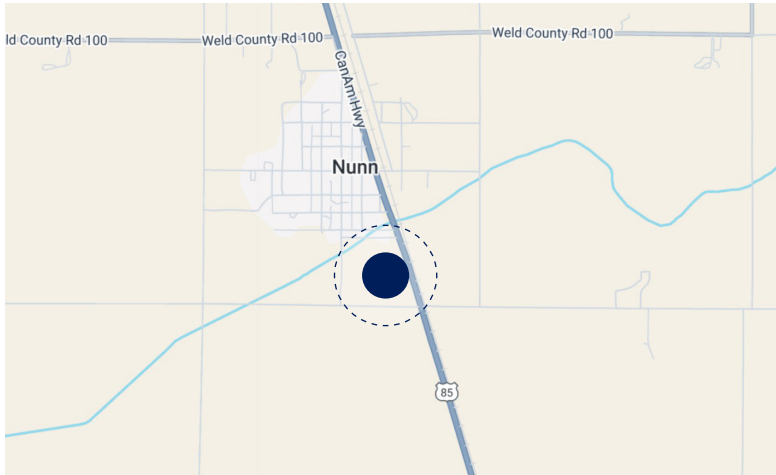
Nunn, Colorado 80648

18,000 SF Clear-Span Warehouse With Yard



# Property Profile

<b>Address</b>	833 US Hwy 85
<b>Remaining Term</b>	Through 11/30/2027
<b>Building Area</b>	18,000 SF
<b>Land Area</b>	5.9 AC
<b>Loading</b>	(2) Dock High; (5) Grade Level
<b>Asking Rent</b>	Contact Broker for More Information



## For More Information

**Chris W. Smith**  
713.503.4428 | csmith@cresa.com

**Kai Slocum**  
979.219.3373 | kslocum@cresa.com



## Property Features

- » Clear-Span Warehouse
- » 19' - 31' Clear Heights
- » Heavy Power (600a / 3p)
- » (7) 16' x 16' Overhead Doors
- » (2) Covered Exterior Loading Docks
- » 100% Stabilized Yard For Storage
- » Fully Fenced & Gated
- » LED Lighting In Yard
- » Good Visibility From US Hwy 85
- » Built In 2014

# Property Photos



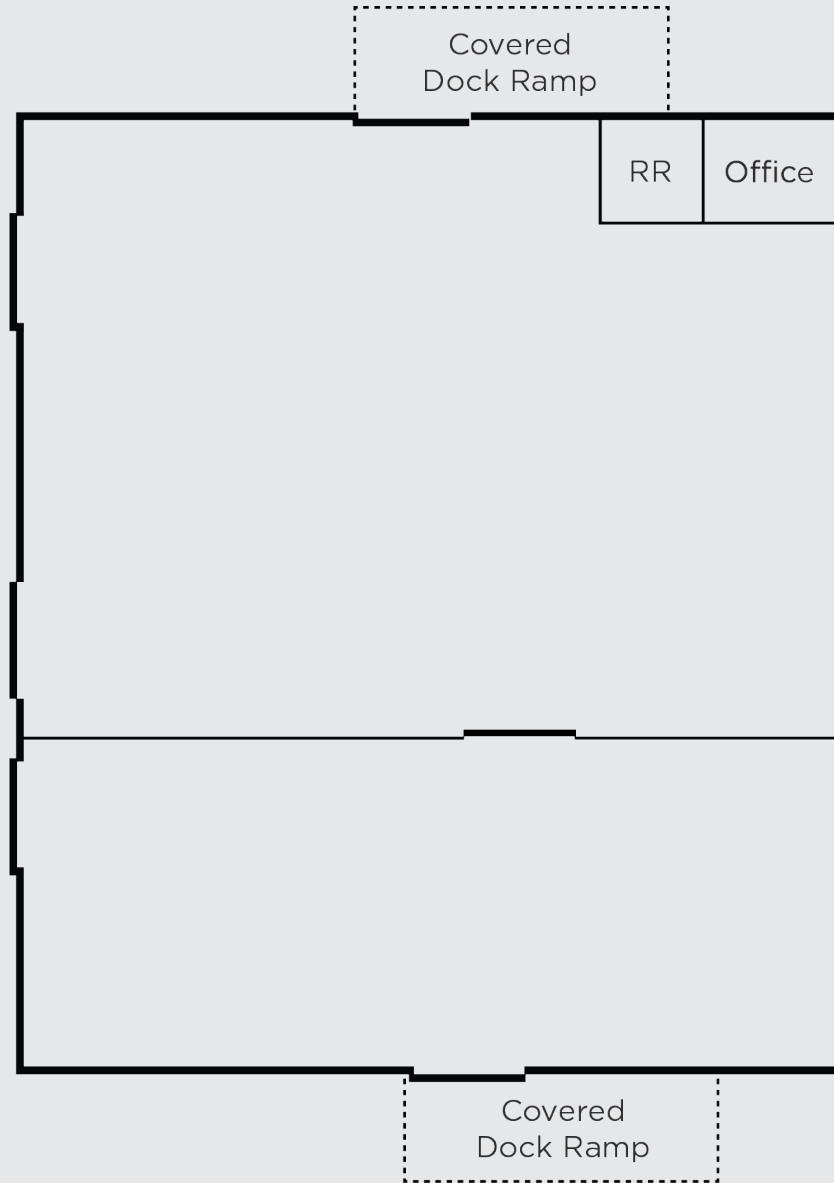
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# Space Plan



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