



INDUSTRIAL PORTFOLIO FOR SALE OR LEASE
1325 Cheyenne Ave and 1815 W 14th St, Pueblo, CO





Pueblo West

RIDGE

UNIVERSITY

50

45

BELMONT

MINERAL PALACE

Pueblo

Baxter

Devine

96

MESA JUNCTION

233

231

45

Blende

9 Min to I-25

10 Min to US-50

13 Min to Downtown

78

LAKE MINNEQUA

PROPERTY SUMMARY

This rare industrial offering includes over 2 acres of outdoor storage and a combined 31,494 square feet of industrial building space, presenting a compelling opportunity for both owner-users and investors. Priced at just \$47.59 per square foot, the portfolio offers exceptional value in today's industrial market.

1325 Cheyenne Ave has undergone significant upgrades, including heavy power installation, renovated office and restroom areas, and a clean, well-maintained warehouse environment suitable for a variety of industrial operations.

1815 W 14th Street presents a strong value-add opportunity for investors or users looking to customize a facility to their operational needs. While currently in shell condition and requiring electrical, HVAC, and lighting improvements, the building features a highly functional layout with excellent loading capabilities, including drive-through loading access. The property also benefits from heavy industrial zoning, allowing for outdoor storage and a wide range of industrial uses.

The properties will be delivered vacant, providing immediate flexibility for occupancy, repositioning, or lease-up strategies. Conveniently located just 9 minutes from Interstate 25, the sites offer excellent regional connectivity and accessibility. The portfolio is well suited for manufacturing, distribution, storage, fabrication, laboratory, and other industrial applications.





PROPERTY DETAILS

Address	1325 Cheyenne Ave and 1815 W 14th St, Pueblo, CO
Property Type	Industrial with Outdoor Storage
Purchase Price Lease Rate	\$1,499,000 (\$47.59 PSF) Negotiable
Building Square Feet	1325 Cheyenne: 9,600 SF 1815 W 14 th : 21,894 SF Total: 31,494 SF
Lot Size	1325 Cheyenne: 0.982 AC 1815 W 14 th : 1.80 AC Total: 2.786 AC
Yard	Yes
Year Built	1325 Cheyenne: 1999 1815 W 14 th : 1963
Loading	1325 Cheyenne: 2 Oversized Drive-In Doors 1815 W 14 th : 6 Oversized Drive-In Doors, 4 Dock- High Doors
Clear Height	18'
Power	1325 Cheyenne: 3p, 480v, 11,927a TBV 1815 W 14 th : Needs Replacement
Zoning	I2 (Outdoor Storage Permitted)



IRONSTONE

PAUL PRESBER

303.638.4026

Paul@ironstone-cre.com

MARSHAL RIGGS

720.667.6712

Marshal@ironstone-cre.com

This document has been prepared by Ironstone Limited Liability Company for advertising and general information only. Ironstone Limited Liability Company makes no representations, guarantees, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Ironstone Limited Liability Company excludes all terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.