



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





Pueblo West

RIDGE

UNIVERSITY

50

45

BELMONT

MINERAL PALACE

Pueblo

Baxter

Devine

233

231

MESA JUNCTION

Blende

9 Min to I-25

10 Min to US-50

13 Min to Downtown

96

45

LAKE MINNEQUA

78

# PROPERTY SUMMARY

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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	\$1,499,000 (\$47.59 PSF)
Building Square Feet	1325 Cheyenne: 9,600 SF 1815 W 14 <sup>th</sup> : 21,894 SF Total: 31,494 SF
Lot Size	1325 Cheyenne: 0.982 AC 1815 W 14 <sup>th</sup> : 1.80 AC Total: 2.786 AC
Yard	Yes
Year Built	1325 Cheyenne: 1999 1815 W 14 <sup>th</sup> : 1963
Loading	1325 Cheyenne: 2 Oversized Drive-In Doors  1815 W 14 <sup>th</sup> : 6 Oversized Drive-In Doors, 4 Dock- High Doors
Clear Height	18'
Power	1325 Cheyenne: 3p, 480v, 11,927aTBV 1815 W 14 <sup>th</sup> : Needs Replacement
Zoning	I2 (Outdoor Storage Permitted)



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