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The Airport Warehouse Gunnison, Colorado

THE **Brian Cooper** TEAM



The Airport Warehouse | Gunnison, CO 81230

MLS# Temp-215123

Square Feet: Building 1 ~ 1,740 | Building 2 ~ 1,550

Completion End of 2026

Development Highlights

- Gunnison's newest premier warehouse condominium development
- Directly across from Gunnison/Crested Butte Regional Airport
- Convenient access to U.S. Highway 50 and just minutes from downtown Gunnison
- 15 individually owned warehouse condominiums with Industrial zoning
- Adjoining units may be purchased and combined for larger custom facilities
- Pre sale pricing available, two units already pre sold

Construction & Unit Features

- Durable steel frame construction with energy efficient insulated metal buildings
- Fully fire sprinklered with metal roofing and slab foundation
- 14 foot clear ground floor ceilings
- 12 foot by 10 foot insulated overhead garage door plus separate pedestrian man door
- Individual heating, 200 amp electrical, and individually metered utilities
- High speed fiber internet availability and private bathroom in every unit
- Indoor heated parking

Mazzanine Level

- Spacious second floor mezzanine with 9 foot clearance
- Customizable for executive offices, conference rooms, workstations, showroom, or storage
- Allows for future modifications and vehicle lifts or hoists where permitted

Permitted Uses

- Contractors, manufacturers, construction, and aviation related businesses
- Service businesses, distribution, e commerce, and light industrial operations
- Automotive, general office, retail warehouse, and showroom
- Ultimate mountain workshop or private hobby space for collector vehicles, motorcycles, snowmobiles, ATVs, and outdoor gear (subject to zoning and condominium regulations)

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