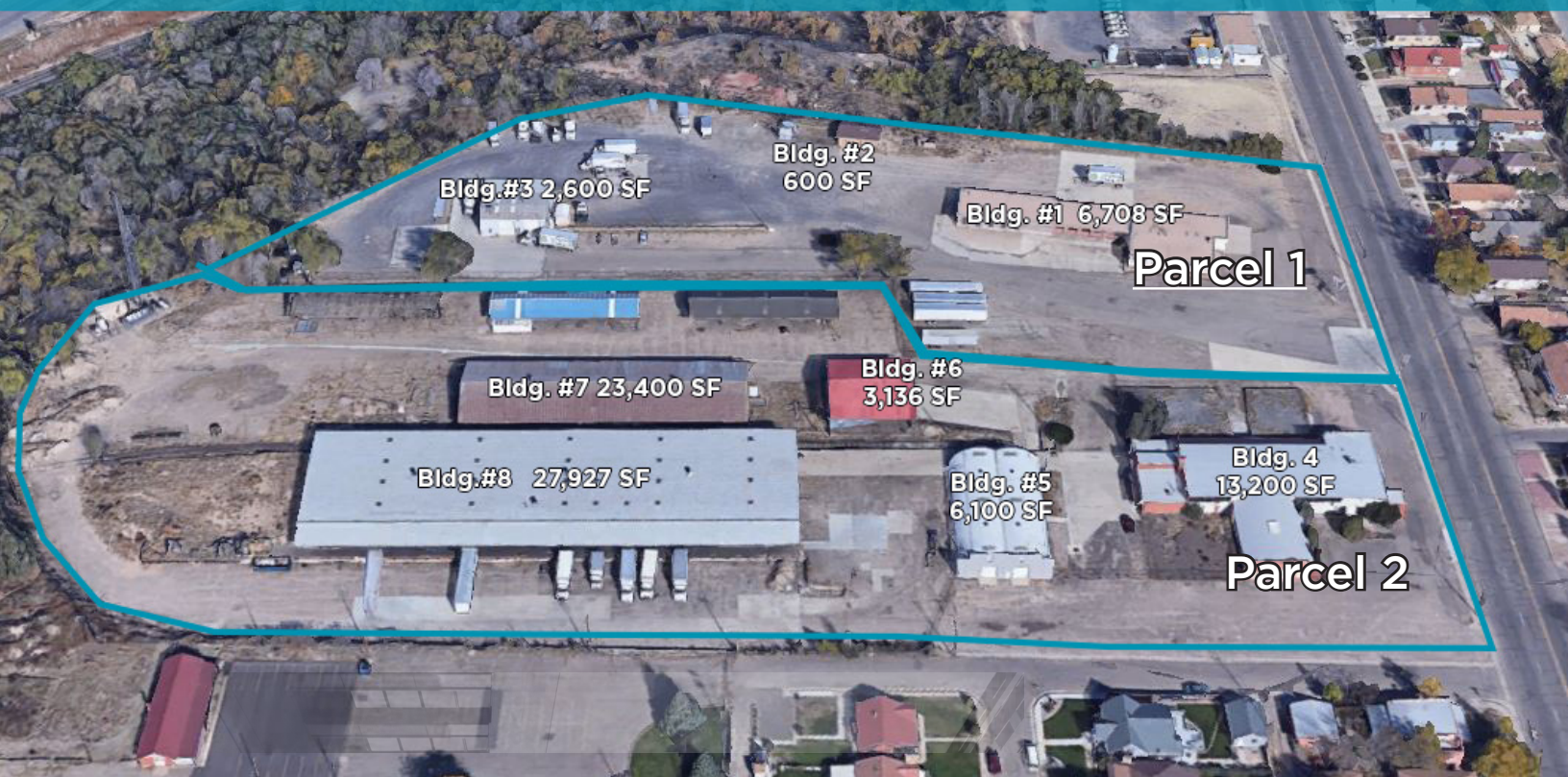


# PUEBLO INDUSTRIAL PORTFOLIO

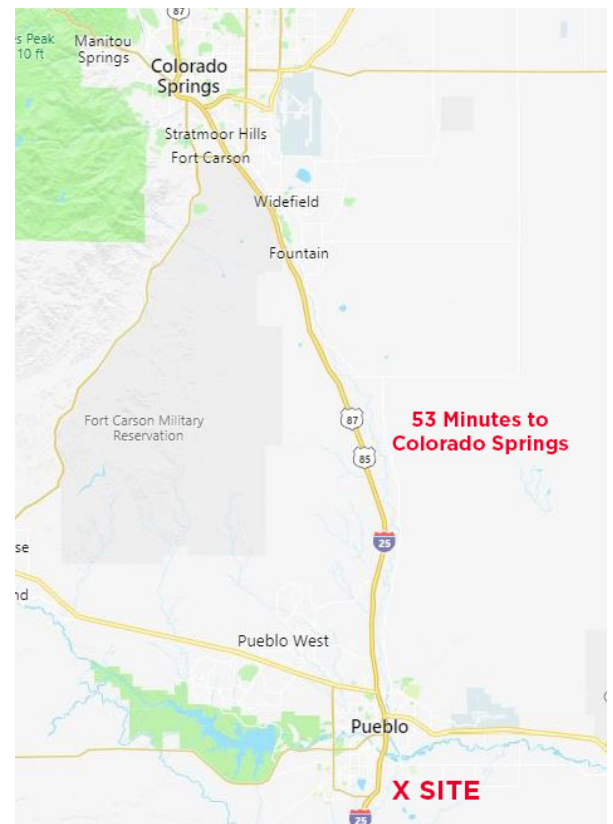
## For Sale - \$3,250,000



## 1045 S. SANTA FE AVE.

### Property Highlights:

Value-add Industrial Investment available. Originally built for a lumber yard, the property includes approximately 83,671 SF of improvements on two parcels equaling 12 acres; Parcel 1 is 4.32 acres and Parcel 2 is 7.48 acres. There is \$117,648 of annual revenue from Ryder, CED/Greentech, CED/American Electric, 3R Technology Solutions and Vine Church totalling approximately 34,000 SF leased, leaving 38,000 SF of vacant space ready for new tenants. Vacancy includes a very functional 27,927 SF distribution warehouse previously leased by Home Depot Supply and 10,000 SF of functional office/warehouse for a smaller user.



### For More Information Please Contact:

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**Bldg. #1 1045 S. Santa Fe**

Status: Leased by 3R Technology Solutions

- NOI: \$40,248
- Exp. Date: November 30, 2025

RSF: 6,708 SF

Y.O.C.: 1963

Type: Office/Warehouse

Loading: Dock-High Doors

3 Phase electrical

Description: Built in 1963 by Meadowgold Dairy this building has approximately 2,000 SF of office and 4,700 SF of warehouse.



**Bldg. #2 1041 S. Santa Fe**

Status: Leased by Ryder

RSF: 600 SF

Y.O.C.: 1963

Type/description: Built for Ryder's administrative function and included in Ryder's lease for Bldg. 3



**Bldg. #3 1047 S. Santa Fe**

Status: Leased by Ryder

- NOI: \$27,000

- Exp. date: June 30, 2023

RSF: 2,600 SF

Y.O.C.: 1963

Type/description: Built in 1963 this maintenance facility has been leased to Ryder since 1984. The property has inground fuel tanks and pumps, and is included in Ryders lease for Bldg. #2.



**Bldg. #4 1107 S. Santa Fe**

Status: Vine Church of Pueblo occupies approximately 1,500 SF on a month to month basis. Greentech occupies approximately 3,200 SF of office in conjunction with their lease on Bldg. #5. There is 8,500 SF of warehouse available.

- Existing NOI: \$9,000 (month to month)
- Potential NOI: \$60,000 (10,000 SF x \$6.00 / SF)

RSF: 13,200 SF

Y.O.C.: 1955

Type: Office/Warehouse

Loading: Drive-In Overhead doors

Description: This building has approximately 4,700 SF of office currently leased to Greentech and Vine Church, and 8,500 SF of functional office/warehouse that is available for lease.



### ***Bldg. #5 1105 S. Santa Fe***

Status: Leased to CED/Greentech

- NOI: \$18,000 / Year
- Exp. date: July 31, 2023

RSF: 6,100 SF

Y.O.C.: 1940

Type: Storage

Description: Leased to Greentech, a division of CED, this quonset hut style building provides functional storage.



### ***Bldg. #6 1101 S. Santa Fe***

Status: Leased to CED/American Electric

- NOI: \$9,000 / Year
- Exp. date: Month to Month

Size: 3,136 RSF

Y.O.C.: 1940

Type: Storage

Description: Leased to American Electric, a division of CED, this warehouse has 20' ceilings and a drive-in.



### ***Bldg. #7 1103 S. Santa Fe***

Status: Leased to multiples users for self-storage

- NOI: \$14,400
- Exp. date: Month to Month

Size: 23,400 RSF

Y.O.C.: 1940

Description: Lower level consists of small storage units leased to multiple tenants on a month to month basis. The upper level, 11,700 RSF is currently being utilized by the seller for personal storage and would be available to the new tenant at closing.



### ***Bldg. #8 1109 S. Santa Fe***

Status: Vacant

Size: 27,927 RSF

Y.O.C.: 1963

Description: Distribution warehouse previously leased by Home Depot Supply. This building has 20' clear and multiple loading doors serviced by dock platforms.



## Tenant Information

- Ryder Truck Rental, Inc leases Buildings 2-3. Building #2 is a 600 SF office building and building #3 is a maintenance building complete with underground fueling tanks and pumps. Ryder has leased these buildings since 1984 and currently pays \$27,000/year (\$8.44/SF) plus taxes, insurance and maintenance. Ryder's lease expires June 30, 2023.
- Consolidated Electric Distributors dba GreenTech leases the 6,100 SF Building #5, and approximately 3,200 SF of office in Building #4 for \$18,000/YR (\$2.22/SF). Landlord pays taxes and insurance and the lease expires July 31, 2023. The tenant has one 3-year option to renew at \$1,750/month (\$21,000/yr).
- Consolidated Electric Distributors dba American Electric lease the 3,135 SF warehouse noted as Building #6 for \$9,000/yr (\$2,87/SF) on a month to month basis.
- Vine Church of Pueblo leases approximately 1,500 SF of building #4 for \$750/month (\$9,000/year) on a month-to-month basis.
- Building #7 is leased to multiple users for self-storage and produces \$12,000/year in revenue. The upper level (11,700 SF) is available immediately.
- 3R Technology Solutions leases approximately 6,708 SF, Building #1, for \$3,354/month (\$40,248/year) expiring Nov. 30, 2025

Total Annual Income = \$117,648

Vacant Space = 38,000 SF



For more information please contact:

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