

549 S. 10TH STREET

\$622,222 | 6,500 SQFT

OFFICE | WAREHOUSE BUILDING

FOR SALE



2500 SQFT OFFICE SPACE
4000 SQFT WAREHOUSE
CENTRAL LOCATION
I-70B & HWY 50 ACCESS
FLEX UP TO 3 SEPARATE
UNITS WITH OWN METERS
OWNED SOLAR PANELS



Rare Central Opportunity. Thoughtfully Priced to Move! Hard-to-find central location with immediate access to I-70B & Hwy 50! This versatile property offers 6,500 sqft. total, approx. 2,500 sq. ft. finished office plus 4,000 sqft. heated warehouse & flexibility for up to 3 separate units, each with its own entrance, gas & electric meter (demising needed). Features include 3 overhead doors, fenced yard, owned solar panels & 10 off-street parking spaces. The office area provides 7 main-level offices, conference & reception spaces, and central air, while the partially finished mezzanine could easily become additional 2nd-floor office space (not included in sqft.). 2 office restrooms + 1 shop restroom for convenience. Adjacent to the railroad (no spur).

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