

FOR LEASE

760 LINDBERGH DRIVE
GYPSUM, CO 81637

PROPERTY TYPE	LIGHT INDUSTRIAL WAREHOUSE
BUILDING SIZE	44,909 SF
AVAILABLE SPACE	2,698 SF - 5,679 SF
AVAILABILITY	IMMEDIATE
LEASE TYPE	NNN
ZONING	LIGHT INDUSTRIAL



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PROPERTY DESCRIPTION

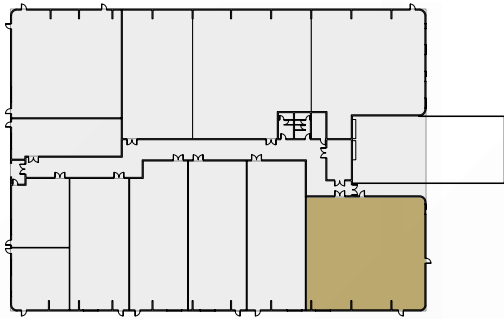
Highlands Business Center is a 44,909 SF warehouse facility situated on 2.28 acres in Gypsum's Light Industrial zoning district. This steel construction, A-frame building is divided into 12 units that average 3,750 SF. All units are equipped with 200-amp power and industrial-grade heating. On the south side of the building, there are two communal dock-high doors that can be accessed by all units via an interior hallway, allowing for seamless loading and unloading of shipments.

The property offers something unique to the high-country, being one of the only for-lease warehouse facilities in Gypsum's light industrial zoning district. This area is home to many of Eagle County's contractors, building and material suppliers, distribution, and construction related companies. Highlands Business Center is well positioned between Colorado's two major metropolitan areas, Grand Junction and Denver; both cities are approximately two hours away via I-70. Glenwood Springs and the Roaring Fork Valley are easily accessible as well, making Highlands Business Center an ideal location for businesses that serve the entire Western Slope.

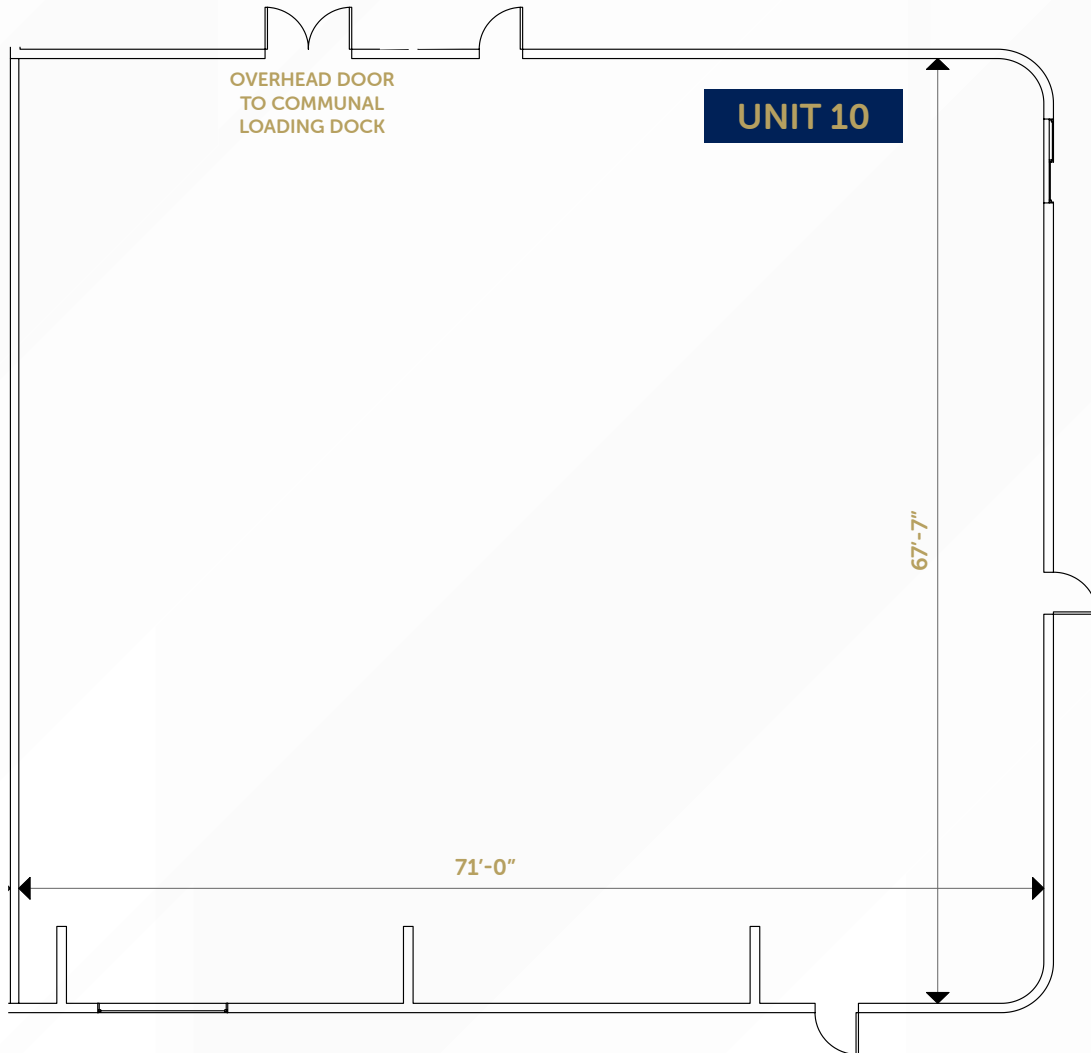
AVAILABLE UNITS

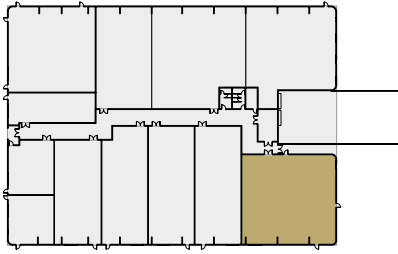
SUITE	USE	SIZE	LEASE RATE
10	WAREHOUSE/OFFICE	5,679 SF	\$18.50
10A	WAREHOUSE/OFFICE	2,698 SF	\$20.00
10B	WAREHOUSE	2,981 SF	\$20.00

<https://www.crexi.com/lease/properties/131115/colorado-760-lindbergh-drive>



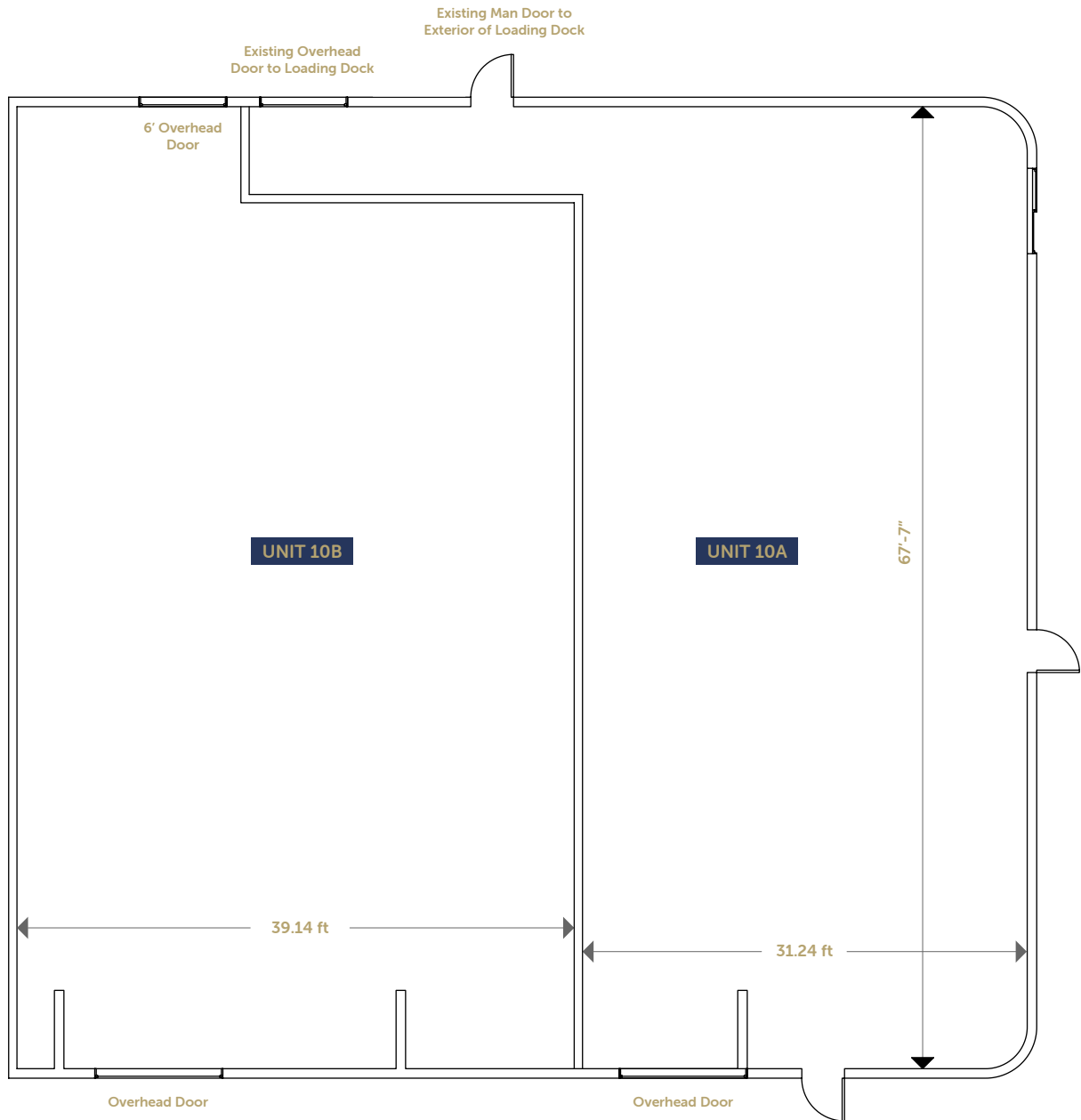
FLOOR PLAN





FLOOR PLAN

UNIT 10 DEMISING CONCEPT



Note: Demising is conceptual and has not yet been reviewed with architect or structural engineer and this is subject to change.

PROPERTY HIGHLIGHTS

EXCELLENT OPPORTUNITY TO CENTRALIZE OPERATIONS

EASILY ACCESSIBLE FROM I-70 & US-6

**LIGHT INDUSTRIAL WAREHOUSE SPACE CONVENIENTLY
LOCATED IN GYPSUM**

**CENTRALLY LOCATED HALFWAY BETWEEN DENVER &
GRAND JUNCTION**

**COMMUNAL DOCK-HIGH DOORS ALLOW FOR EASY
LOADING & UNLOADING**

LOCATION DESCRIPTION

TOWN OF GYPSUM

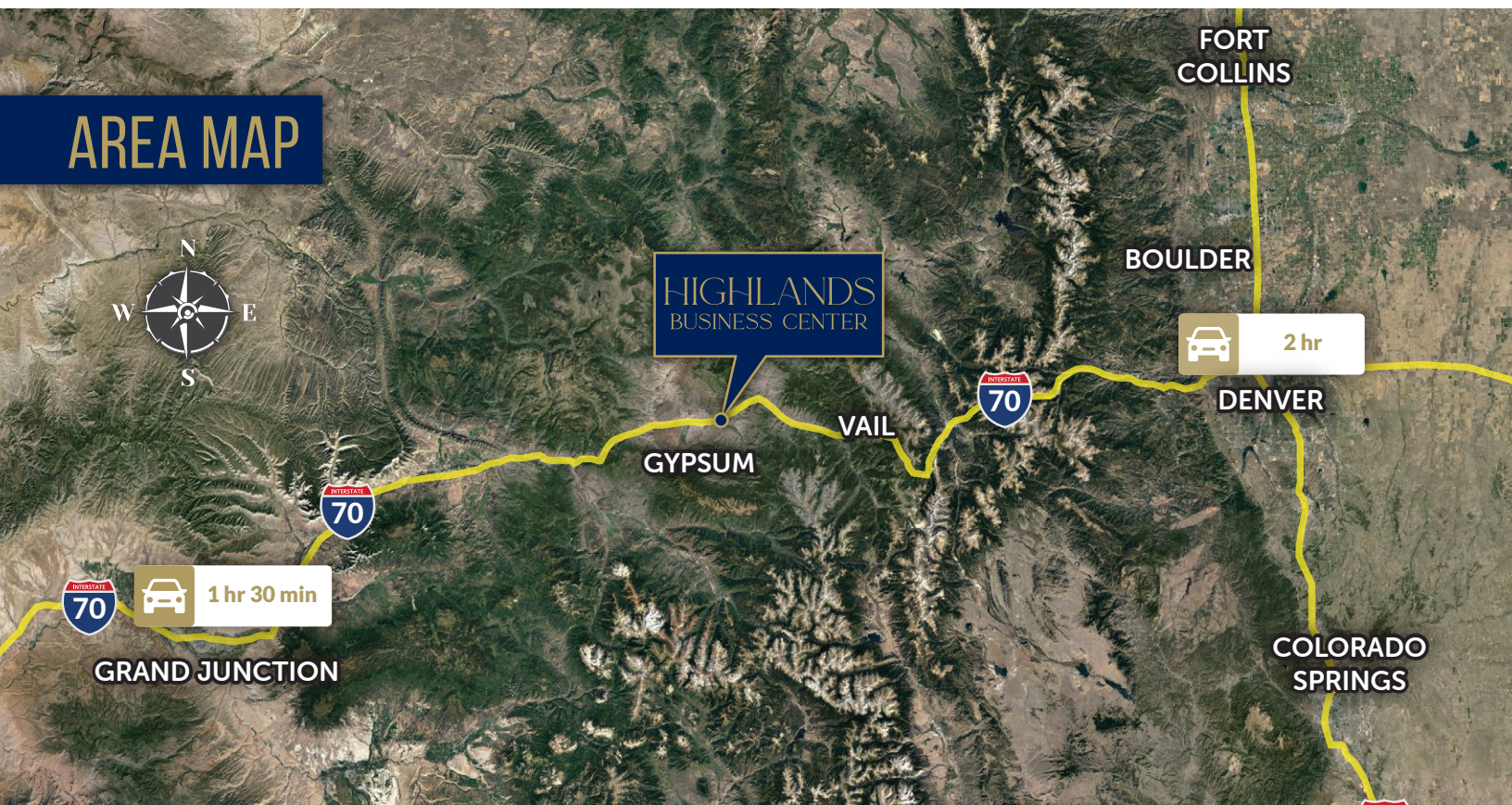
The Town of Gypsum, Colorado is located on the banks of the Eagle River in the western half of Eagle County. Gypsum is located just over 2 hours from Denver via I-70 and less than 40 minutes from both Beaver Creek and Vail Mountain Ski Resorts. In recent years it has become one of the primary bedroom communities for employees of the ski resorts and surrounding businesses. There are currently 1,398 residential units under construction or approved for development in the town.

The town's population grew by 24% to 8,040 between the 2010 and 2020 Census and by 120% since the 2000 Census. Median household income in Gypsum is \$99,726, and according to the Zillow Home Value Index, the typical home value is \$718,700, 198% higher than the national average of \$362,481.

Named after its nearby gypsum deposits, the largest industry in Gypsum is American Gypsum's mine and production facility where various wallboard products are manufactured. Gypsum is also home to Eagle County Regional Airport, which had total enplanements of 232,272 passengers in 2023.

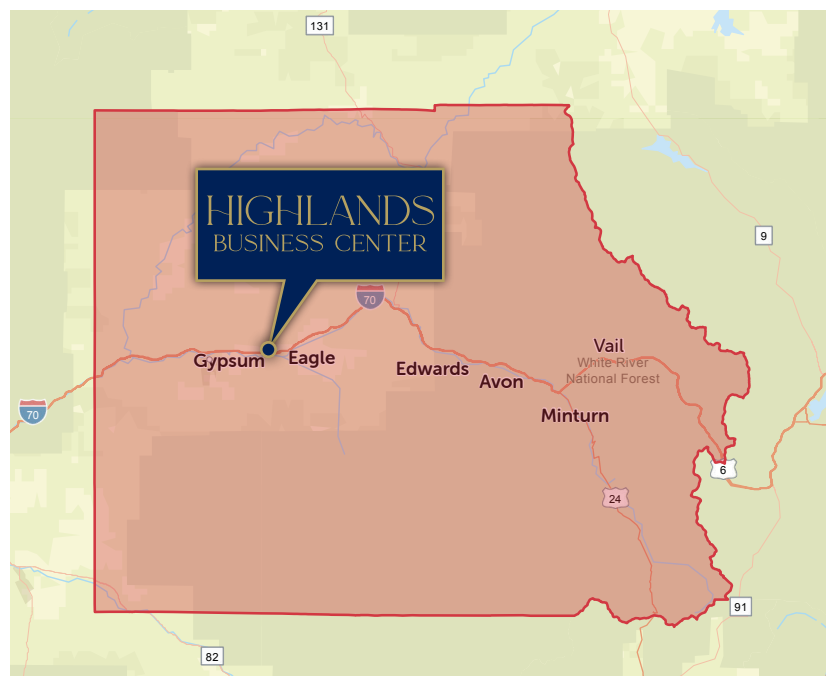
The Airport is currently served by three major airlines: American, Delta, and United providing non-stop winter service to 13 major cities: Atlanta, Chicago, Dallas, Denver, Houston, Los Angeles, Miami, New York (JFK), Newark, Phoenix, San Diego, San Francisco, and Seattle. Summer service includes non-stop flights to Chicago, Denver, Dallas, and Houston.

AREA MAP



DEMOGRAPHICS - EAGLE COUNTY

SUMMARY	CENSUS 2010	2020	2025
POPULATION	52,197	58,747	62,517
HOUSEHOLDS	19,236	21,492	22,823
FAMILIES	11,991	13,238	13,999
AVERAGE HOUSEHOLD SIZE	2.71	2.73	2.74
OWNER OCCUPIED HOUSING UNITS	12,343	14,748	15,754
RENTER OCCUPIED HOUSING UNITS	6,893	6,744	7,069
MEDIAN AGE	34.0	35.8	35.9
MEDIAN HOUSEHOLD INCOME	N/A	\$84,685	\$86,816
AVERAGE HOUSEHOLD INCOME	N/A	\$110,828	\$119,853
PER CAPITA INCOME	N/A	\$41,064	\$43,756



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