

INCOME / INVESTMENT INDUSTRIAL FOR SALE

ELBERT COUNTY NET LEASED INDUSTRIAL

33555 C.R. 37, KIOWA, CO 80117

TREVEY
COMMERCIAL



ACCESS & SHOWINGS BY APPOINTMENT ONLY
DO NOT DISTURB TENANT!

PROPERTY FEATURES

- Single Tenant Net Leased Property Located in Kiowa just off State Highway 86 on County Road 37
- 15.35 Acre Property with (2) 5,000 SF Buildings, 8-Acre Yard & Improvements Leased by Strong National Tenant
- Absolute Net Lease with Tenant Paying for 100% of all Operating Expenses Including Property Tax
- Current Lease In Place through 2030 with 3% Annual Escalations & Renewal Term Option
- 7 Acres not Under Tenant Lease Available for Additional Development, Leasing or Potential Subdivision and Sale
- Excellent Opportunity for Passive Investment Income with Zero Participation in Property Management
- 100% of the 10,000 SF is Leased, Generating \$166,860 NOI at a 7.0% Cap Rate

PROPERTY DETAILS

AVAILABLE	Two (2) Buildings: ±5,000 SF Each (2010 / 2012)
LOT SIZE	15.35 Acres
PRICE	\$2,375,000 (\$237.50 / SF)
TAXES	\$6,327.80 (2025)
ZONING	Commercial / Industrial + Outdoor Storage
SPECIFIC USE	Drilling Company Operations & Yard
POWERED ROLL-UP DOORS	(8) 12' x 14' Main Building (6) 14'x16' Storage Building
ROOF	Metal
ELECTRIC / GAS	CORE / Black Hills Energy
WATER / SAN	Well / Septic
CITY / COUNTY	Kiowa / Elbert

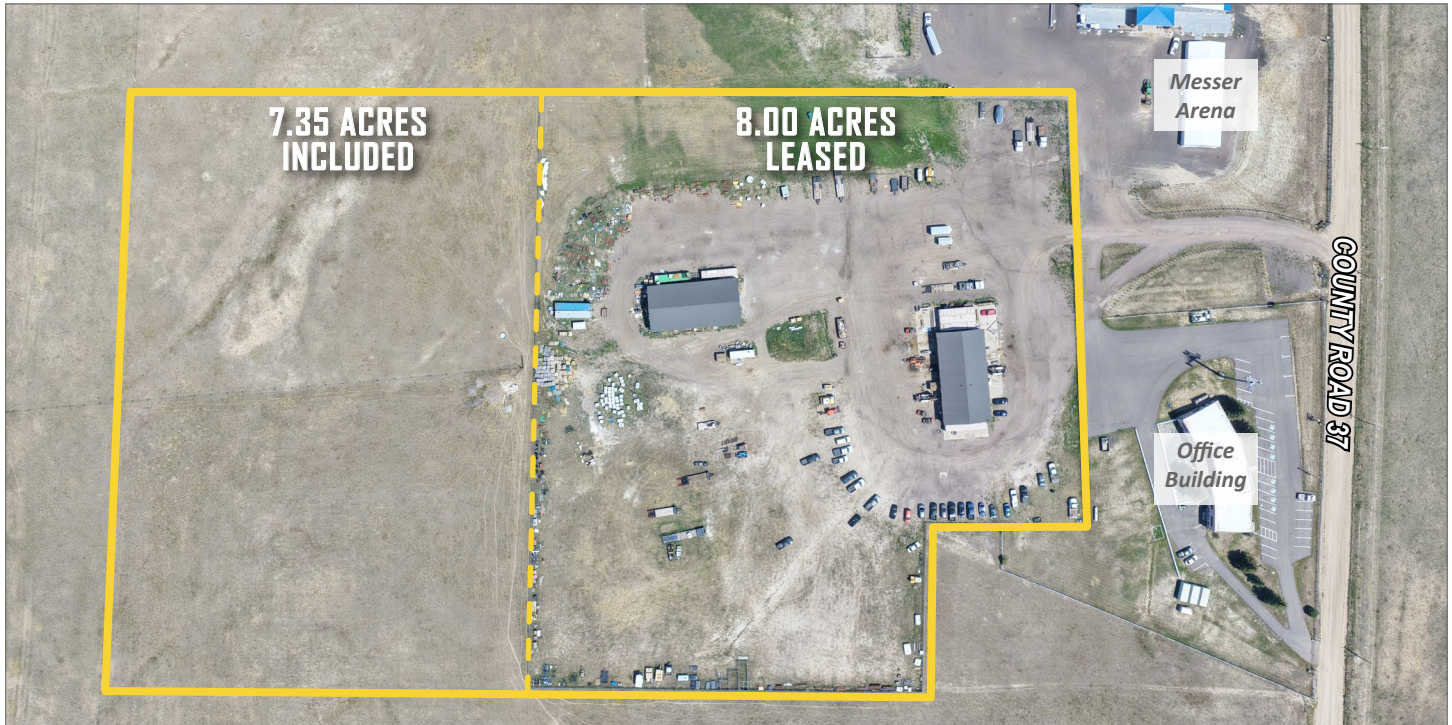
INFORMATION LINKS

- [Property History & Tenant Overview](#)
- [Property Images](#)



- [Recent Property Improvements](#)
- [Survey & Elbert County Information](#)

PROPERTY IMAGES



REGIONAL AERIAL



TREVEY
COMMERCIAL

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