

NEWER REFRIGERATED / FROZEN FOOD PRODUCTION PLANT FOR SALE

125,860 Square Feet on 17.27 Acres

Pueblo, Colorado ~ Near I-25



FOOD PROPERTIES
GROUP



1 CRAZY FRESH PLACE, PUEBLO, COLORADO

- Total Building: 125,860 Square Feet (SF)
- Refrigerated Production: 34,370 SF
- Refrigerated Storage & Dock: 58,009 SF
- Frozen Storage: 2,409 SF
- Ambient Storage: 20,080 SF
- 2018 Cold Storage Install
- 17.27 Acres ~ Expansion Possible
- Near I-25 & SR-50

Scott Delphey, Founder | Food Properties Group

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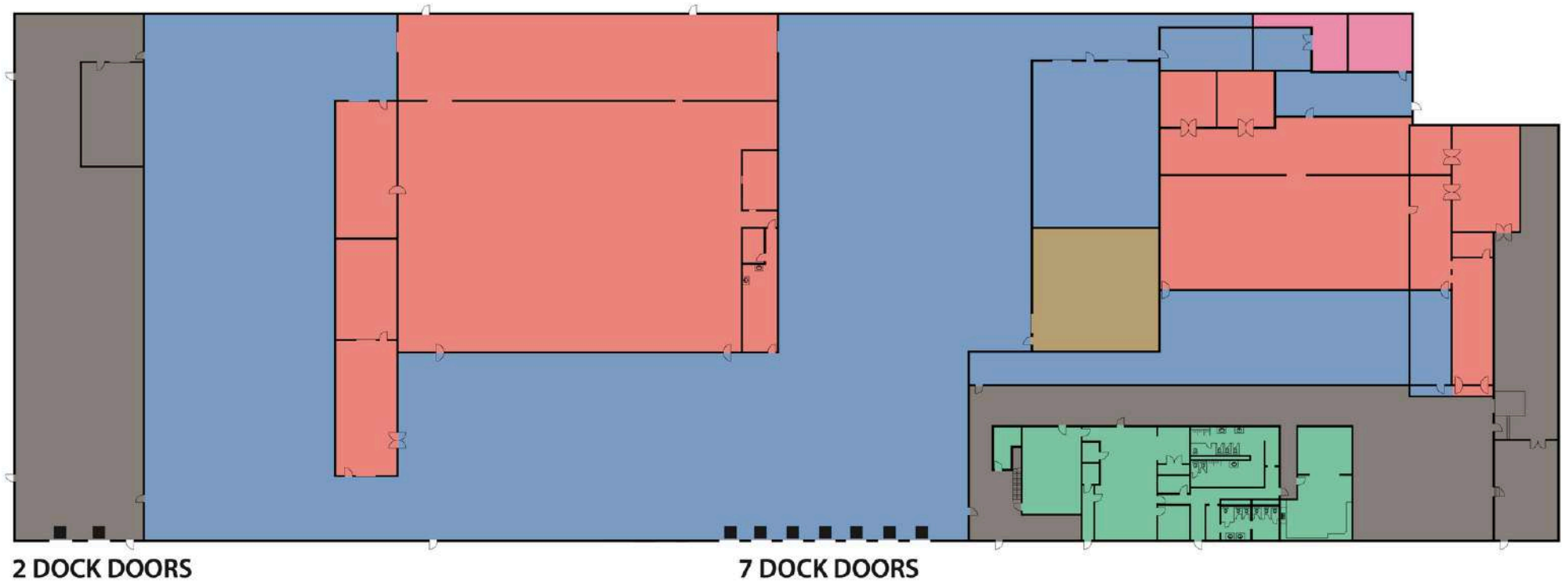
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FOOD PROPERTIES
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2 DOCK DOORS

7 DOCK DOORS

- Refrigerated Production
- Refrigerated Storage/Dock
- Freezer
- Ambient Storage
- Office/Welfare
- Mechanical Support

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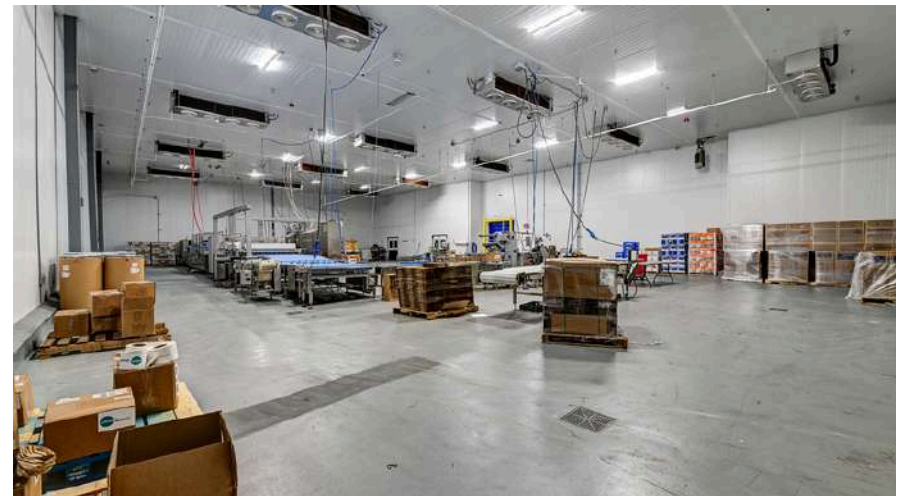


FOOD PROPERTIES
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SQUARE FOOTAGE ITEMIZATION

- Total Building: 125,860 SF
- Refrigerated Production: +/- 34,370 SF
- Refrigerated Storage & Dock: +/- 58,009 SF
- Frozen Storage: +/- 2,409 SF
- Ambient Storage: +/- 20,080 SF
- Office/Welfare: +/- 6,512 SF



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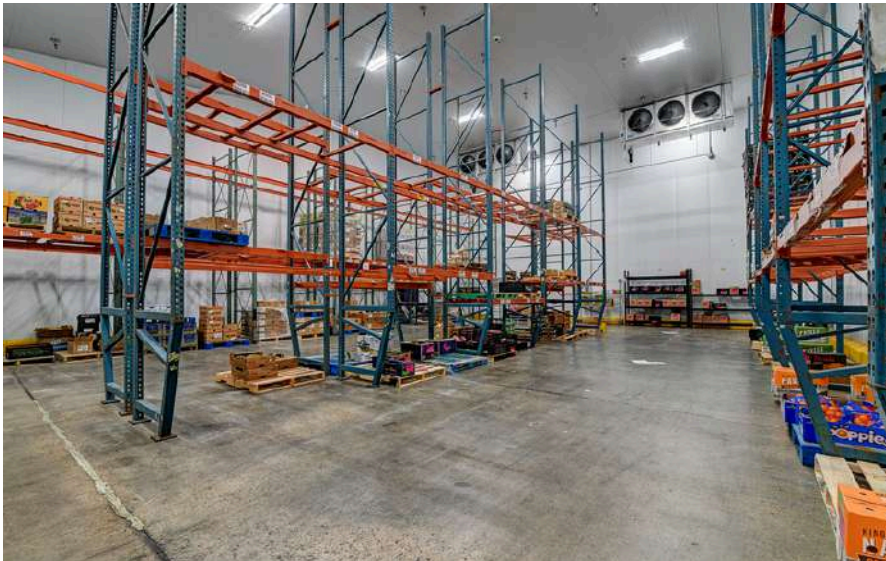
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FOOD PROPERTIES
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UTILITIES

- 3,000 amps 480 volt 3 phase
- 4" water line
- 6" sewer line
- Two grease traps
- Freon 448A & 404A



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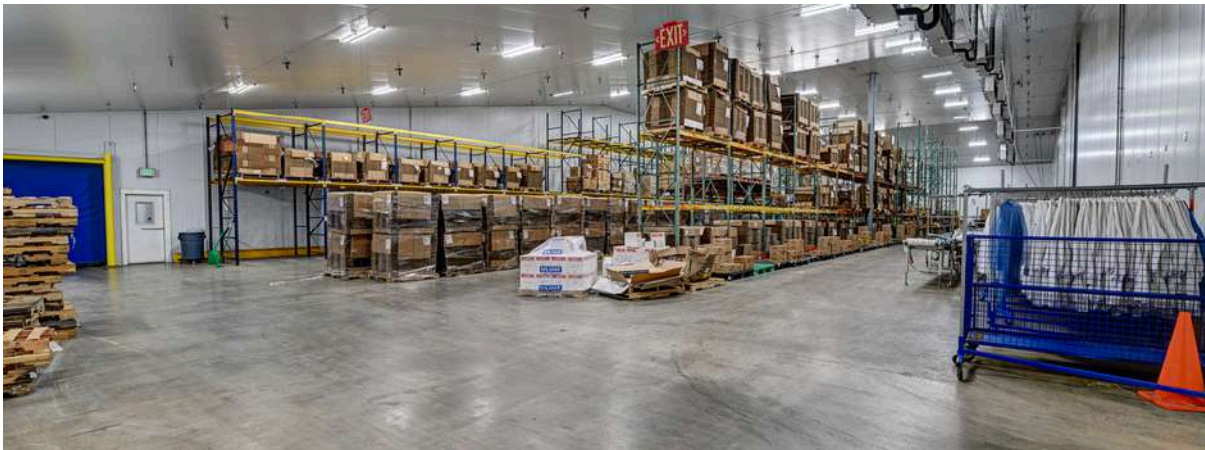
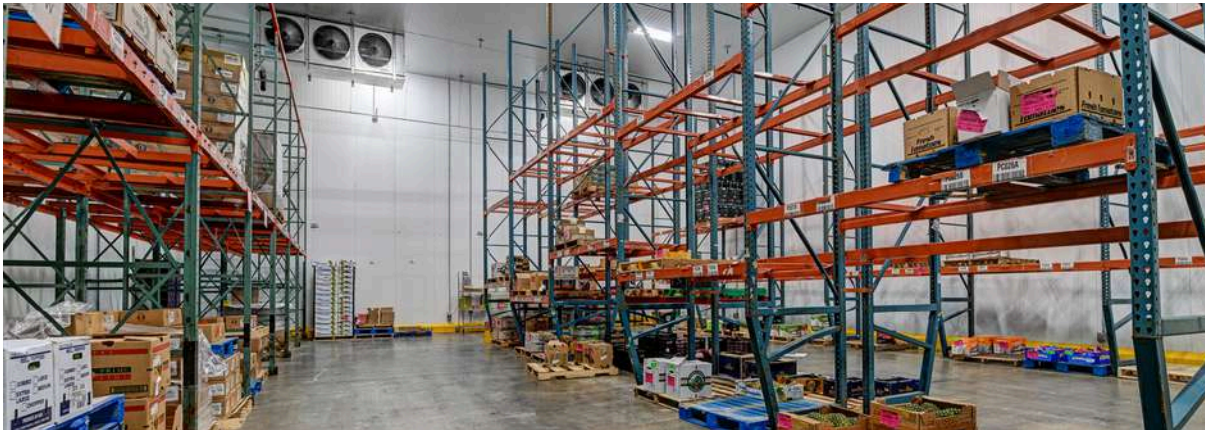
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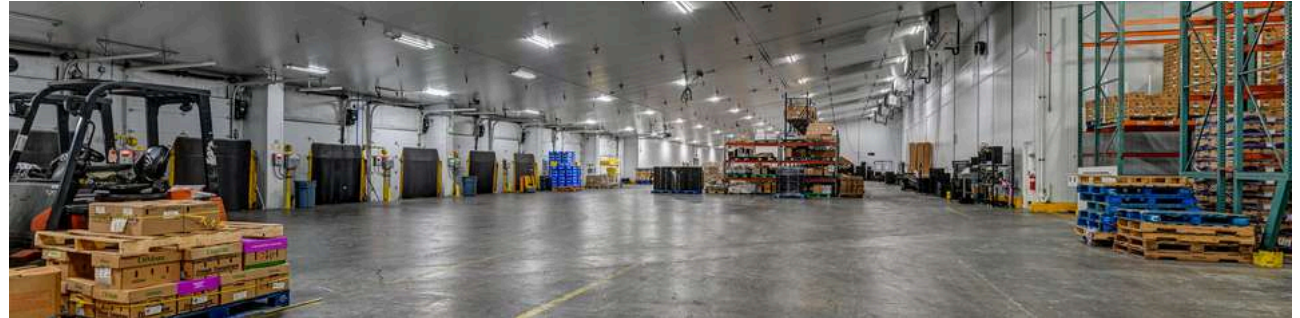
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BUILDING

- Mechanical refrigeration & cold storage paneling installed in 2018
- 9 dock doors ~ more possible
- 4 ripening rooms
- Steel frame & metal construction



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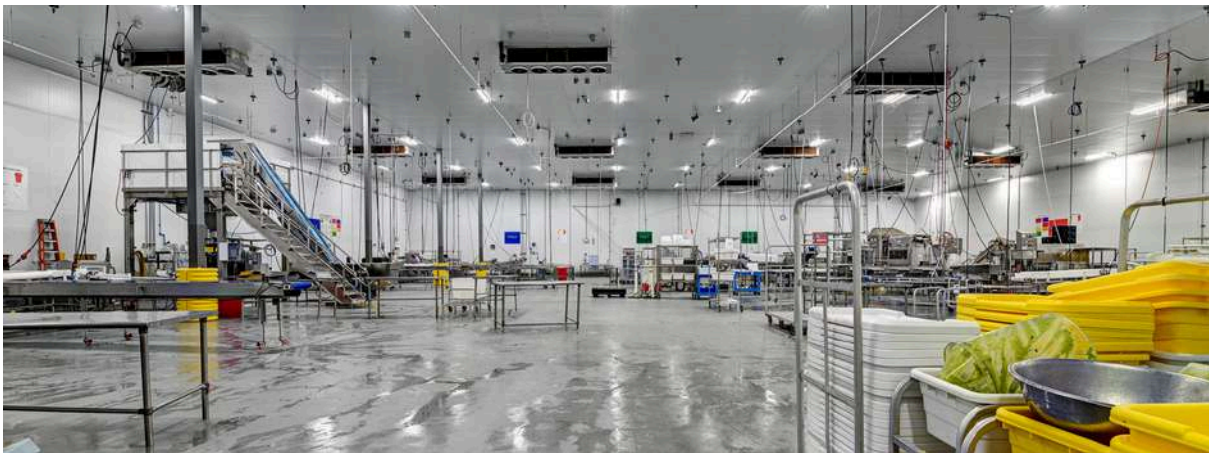
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SITE

- 17.27 acres
- Expandable
- +/- 121 auto parking stalls
- Located within industrial park environment
- I-2 Industrial zoning
- Adjacent to Target distribution center
- Near I-25 & SR-50
- 50 miles south of Colorado Springs



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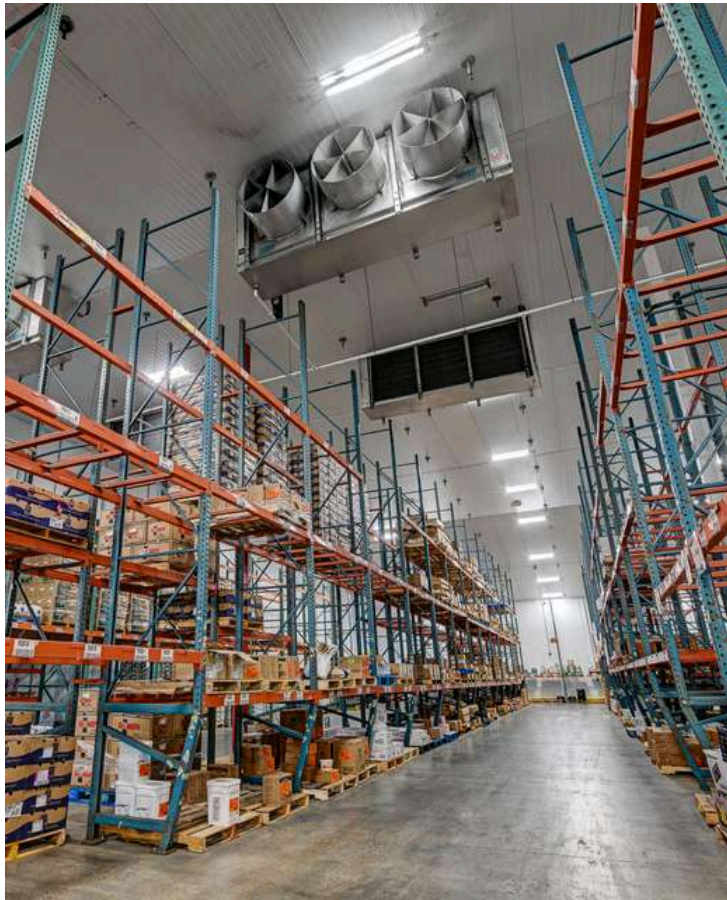
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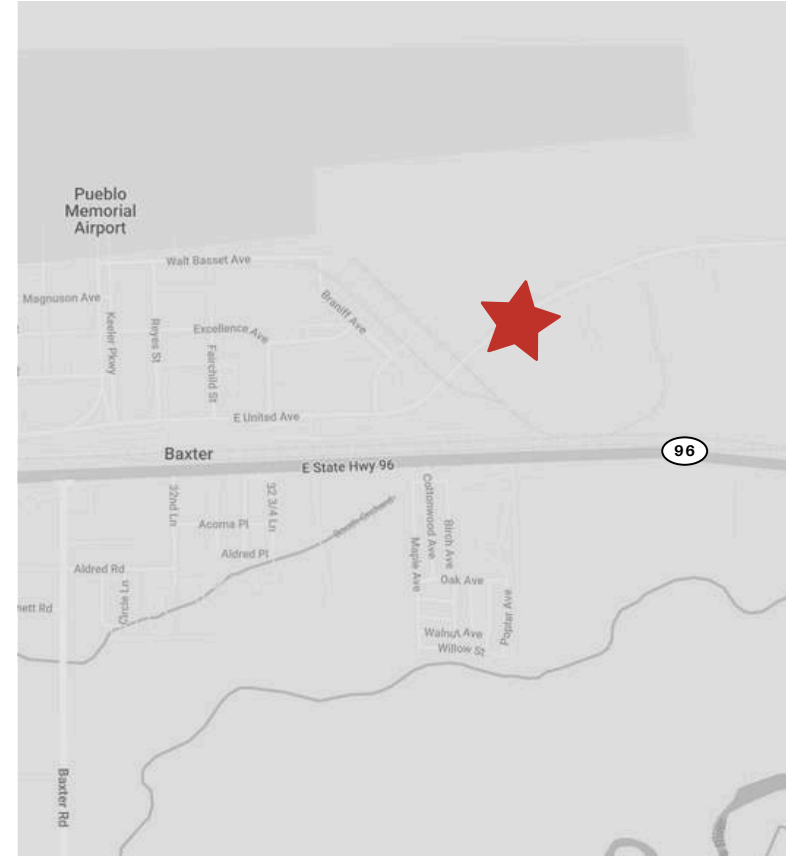
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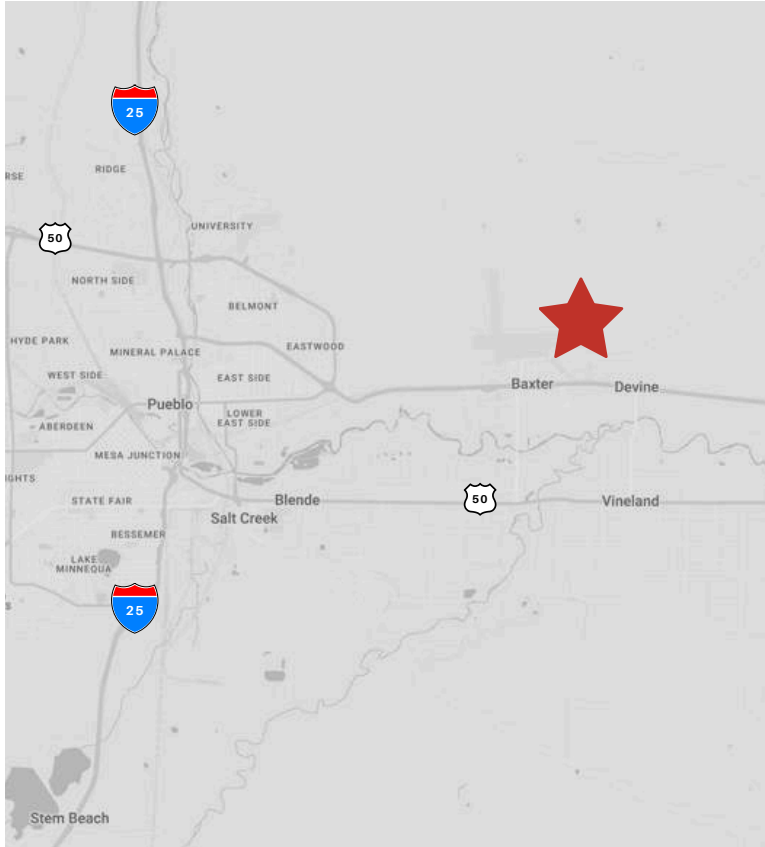
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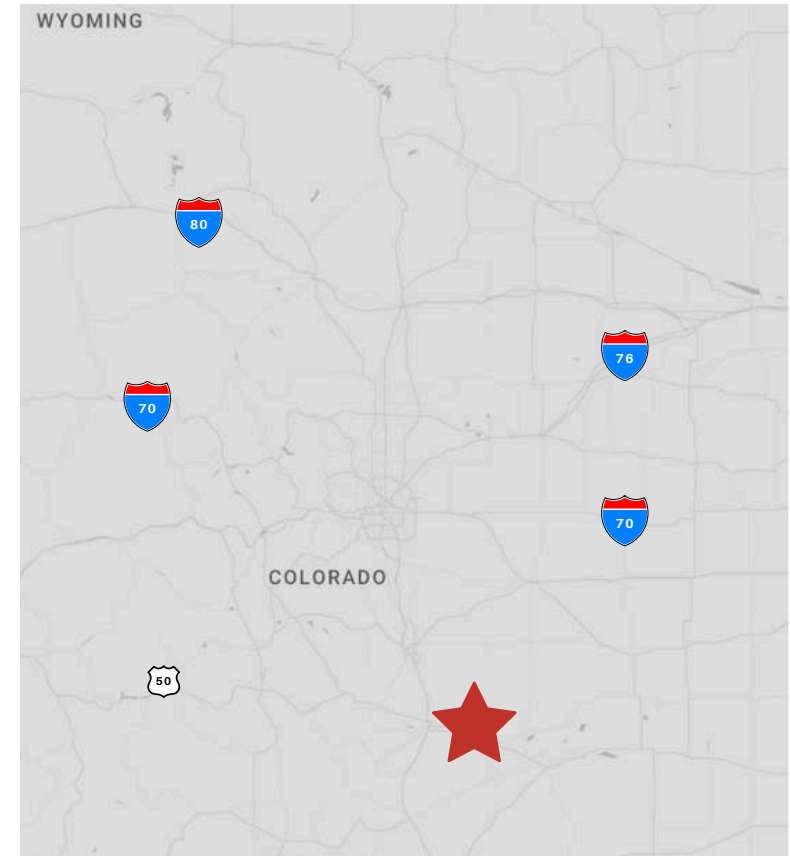
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