



749 ENTERPRISE DRIVE | PUEBLO WEST, CO \$660,000.00

HIGH-VISIBILITY COMMERCIAL FLEX WITH FENCED YARD

U.S Highway 50 Frontage | Industrial Park Location

PROPERTY OVERVIEW

Rare opportunity to acquire a ±2.25-acre fenced commercial site with strong highway visibility, flexible improvements, and broad-use zoning. Located in Pueblo West Industrial Park, this asset supports a wide range of operational needs including yard storage, service-based businesses, and investment hold strategies.



QUICK HITS

- ±2.25 Acres | Fully Fenced Corner Lot
- ±335 FT Frontage on US Highway 50
- Two-Story Building with Flexible Layout
- Community Commercial Zoning (UCC)
- Flexible Tenant (30-Day Notice)

ZONING | COMMUNITY COMMERCIAL (UCC)

Allows a wide range of uses by right, including:

- Transportation & storage
- Outdoor commercial storage
- Veterinary / animal services
- Agricultural-related uses
- Contractor & service businesses

LOCATION ADVANTAGES

- High visibility along US Highway 50
- Between Purcell Blvd & McCulloch Blvd
- Approx. 20,000–35,000 vehicles per day
- Strong regional access to Pueblo trade area

POSITIONING

High-exposure commercial-flex asset designed for users needing visibility, yard space, and operational flexibility.

CONTACT

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