

**MLS# 20253422    Status A    Lease Price/Mo \$3,800    1944 Airport Road    Rifle    81650-0...**



[Schedule a Showing](#)



<b>Building Type</b>	Automotive, Industrial, Offic...	<b>Unit #</b>	2A
<b>Zoning</b>	LI PUD	<b>Area</b>	Rifle
<b>Year Built</b>	2023	<b>Subdivision Na...</b>	N/A
<b>Year Remodeled</b>		<b>Taxes</b>	10,185.00
<b># of Levels</b>	1	<b>Tax Year</b>	2024
<b>Available SqFt</b>	2,940	<b>Parcel #</b>	2177-154-07-051
<b>On St Prkng</b>		<b>Total Acres</b>	1.46
<b>Off St Prkng Spc</b>	20	<b>Lot Size</b>	D: 1-1.99
<b>Driveway/Prkng</b>	Paved Parking Area	<b>Lot Dimensions</b>	223 x 340
<b>Price per Sqft</b>	15.51	<b>Lot Size Source</b>	Assessor
<b>Lot Description</b>	100' - 150' Frontage	<b>Rented Lot</b>	
<b>Apx Irrig Acres</b>		<b>Fronts</b>	S
<b>Irrig District</b>		<b>Elevation</b>	5,300
<b>Irrig Water</b>	N	<b>Current Use</b>	COM
<b>Irrig Desc</b>		<b>Sp Assessment</b>	N
		<b>Sp Asmnt Desc</b>	0

<b>CIC</b>	<b>CIC Dues</b>	<b>CIC Frequency</b>	<b>CIC Web Address</b>
<b>CIC Includes</b>	None		
<b>Leased</b>	No	<b>Lease Expires</b>	
<b>Lease Includes</b>	Building & Land	<b>Type/Terms</b>	Triple Net
<b>Features</b>	Overhead Door(s), Fencing	<b>NOI</b>	0.00
		<b>Cash on Cash Cap Rate</b>	

	<b>Main Lvl SqFt</b>	<b>Upper Lvl SqFt</b>	<b>Lower Lvl SqFt</b>	<b>Basement SqFt</b>	<b>Total SqFt</b>	<b>Total Bldg SqFt</b>	
<b>Office/Retail/Misc</b>	0	0	0	0	0	14024	
<b>Warehouse</b>	2,940	0	0	0	2,940		
<b>Doc Hi</b>		<b># Doc Hi Do...</b>		<b>Overhead Doors</b>	Yes	<b># Overhead Doors</b>	1
<b>Eave Height</b>	18	<b>Rail Frontage</b>		<b>Rail Spur</b>			
<b>Energy Rated</b>		<b>Energy Rating</b>		<b>Energy Features</b>	None		
<b>Owner Expenses</b>	Other-See Remarks			<b>Tenant Expenses</b>	CAM Charges, Electric, Heat, Insurance, Property T...		
<b>St Desc/Access</b>	City/Town						

<b>How Built</b>	SITE	<b>3 Phase</b>	Y
<b>Construction</b>	Metal Frame	<b>Amperage</b>	250
<b>Exterior Siding</b>	Metal	<b>Volts</b>	
<b>Roof</b>	Metal	<b>Electric Company</b>	Xcel
<b>Bsmt/Foundati...</b>	Slab	<b>Gas Co</b>	Xcel
<b>Floor</b>	Concrete	<b>Water Company</b>	Rifle
<b>Fuel</b>	Natural Gas	<b>Sewer</b>	Sewer Installed
<b>Heating Type</b>	Space Heater	<b>Sewer Company</b>	RIFLE
<b>Cooling Type</b>	Evaporative Cooler	<b>Access/Med Incl</b>	Grab Bars Toilet, Other - See Remarks

<b>Seller Name</b>	Owner	<b>Seller Licensed</b>	N
<b>Real Estate Incl</b>	Yes	<b>Possession</b>	Lease+Deposit+COI
<b>Financing</b>		<b>Brkr Rltn</b>	Seller's Agent

**Directions** I-70 to east Rifle exit, south to second round about then east on Airport Rd, approximately 1/2 mile to 1944 Airport Rd.v

**Public Remarks** Brand new warehouse space (appx 3000 SF) available for lease in Rifle, CO, located right off the interstate. Great access & visibility, paired with tall 18' eaves, a large 14'x16' overhead door, ample 3-phase power, and a fenced lot. Space is currently all shop space with 1 restroom and glass-front, but, an additional appx 1000 SF of shop/retail space could be built out if needed.

**Agent Conf Rmks** All information deemed reliable but subject to error and to be verified by Broker/Tenant. call Broker to schedule showings

<b>Sec Deposit \$</b>	3800	<b>Sec Dep Holder</b>	Landlord	<b>Title Company</b>	
<b>Orig LP</b>	Original Price	<b>List Date</b>	7/15/2025	<b>Exp Date</b>	6/1/2026
<b>Lease Price per Sqft</b>	15.51	<b>Closing Date</b>		<b>Sold Price</b>	
<b>Sell Office - Office Name</b>		<b>How Sold</b>		<b>Sell Agent - Agent Name</b>	
<b>List Office</b>	VENTURE GROUP	<b>List Agent</b>	KYLE SERRANO	<b>List Agent - E-mail</b>	kyle@venturegj.com
<b>Office Phone</b>	MAIN: 970-892-2200	<b>List Agent - Phone Num...</b>	PHONE: 970-778-0796		
<b>Showing Desk</b>	970-892-2200				

07/17/2025

This information is deemed reliable, but not guaranteed.

Agent Full Detail