

FOR SALE

49 Precision Drive
Pueblo West, CO 81007

CORE
COMMERCIAL

**INDUSTRIAL
SINGLE OR MULTI-USE
OPPORTUNITY**



- 12,750 SF building
- Investor or owner / user opportunity. Sale / leaseback potential.
- Dual power feeds
- Fenced yard space offers outdoor storage and/or expansion capability
- Sale Price: \$1,400,000.00 cash

12,750 square foot industrial building available for sale. Built in 2008 and well maintained. Outstanding opportunity for approved marijuana growers and/or dispensaries. Two separate electrical feeds. Highly desirable Pueblo West location. Fenced rear yard offers outside storage or expansion capability. Multiple loading doors. Metal building with storefront architectural elements.

Strategically located on Precision Drive in Pueblo West just north of Highway 50 between Purcell Boulevard and McCulloch Boulevard. All points access via Industrial Boulevard, Purcell, McCulloch, and Highway 50.



For more information, please contact:

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www.COREcommbc.com

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INDUSTRIAL SINGLE OR MULTI- USE OPPORTUNITY

TAX SCHEDULE

601009028

ZONING

I-2, Pueblo

SITE SIZE

2 acres

BUILDING SIZE

12,750 SF

CONSTRUCTION

Metal with architectural accents

SALE PRICE

\$1,400,000

HVAC

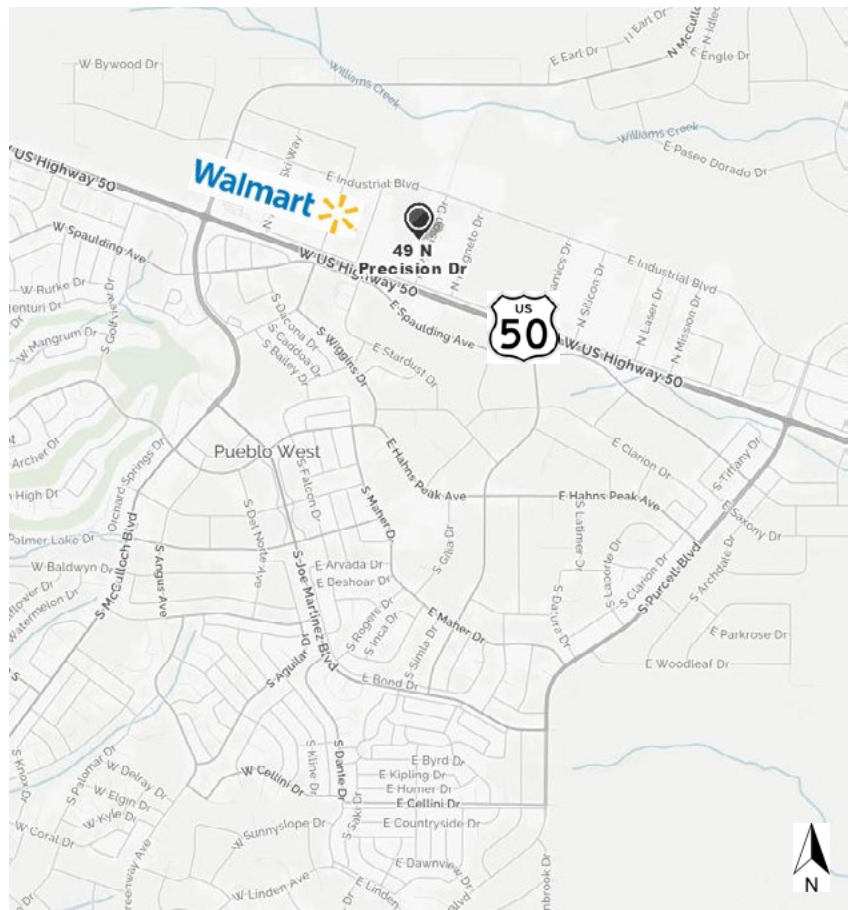
Forced Air Gas heating throughout.
Regrigerated air conditioning throughout
office area.

CEILING HEIGHT

14'-16'

ELECTRICAL

Dual 3-phase power feeds



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