



Industrial Complex in Pueblo Available Now LEASE RATE: \$10.00 SF/YR (NNN)

PROPERTY OVERVIEW

Building 1 (Office & Live/Work):	1,620 RSF
Building 2 (Industrial):	2,880 RSF
Building 3 (Industrial):	2,860 RSF
Building Size:	11,054 SF
Total Lot Area:	67,518 SF
NNN Expenses:	\$4.11/SF

PROPERTY FEATURES

- Huge Yard Available with all Three Buildings
- All Buildings Fully Renovated in 2023
- New Fencing
- Newly Resurfaced Parking Lot
- Approved for all Industrial and Auto uses
- Three Roll Up Doors on Buildings 2 & 3

For more information, please contact:

JAMIE MITCHELL

Principal

303.962.9571

JMitchell@PinnacleREA.com

PAUL NORA

Associate Advisor

303.962.9575

PNora@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 Denver, CO 80203

303.962.9555 | www.pinnaclearea.com



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Expense Calculator

Building	Meter #	Building SF	Percent
1	EL 16746455	1,620	11.40%
2	HW 27952993	2,880	20.27%
3	HW 22229827	2,860	20.13%
4	EL 15435021	2,860	20.13%
5	EL 09800871	3,990	28.08%

Shared gas meter: Account #01153170

Lot size is not included in the utility and NNN calculation but is part of the rentable area.

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AREA DEMOGRAPHICS:



Population

1 Mile	4,811
3 Mile	26,239
5 Mile	60,545



Households

1 Mile	2,391
3 Mile	12,359
5 Mile	27,173



Average HH Income

1 Mile	\$32,135
3 Mile	\$39,473
5 Mile	\$43,185

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