



Industrial Warehouse on 2 acres

7918 Cherrywood Loop, Kiowa, CO 80117



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Industrial Warehouse on 2 acres

\$1,250,000

Industrial Warehouse with Modern Upgrades on 2 Acres – Prime Highway 86 Access

Built in 2008, this 4,800 sq. ft. industrial property offers a well-designed combination of warehouse functionality, updated office space, and expansive outdoor yard area. Located on 2 fully fenced acres with convenient access to Highway 86, this property is ideal for a variety of industrial, service, or trade-based operations.

Property Breakdown

- Total Building: 4,800 SF
- Office Space: 1,200 SF (recently remodeled)
- Mezzanine: 1,200 SF above office, built for industrial use
- Warehouse: 3,600 SF

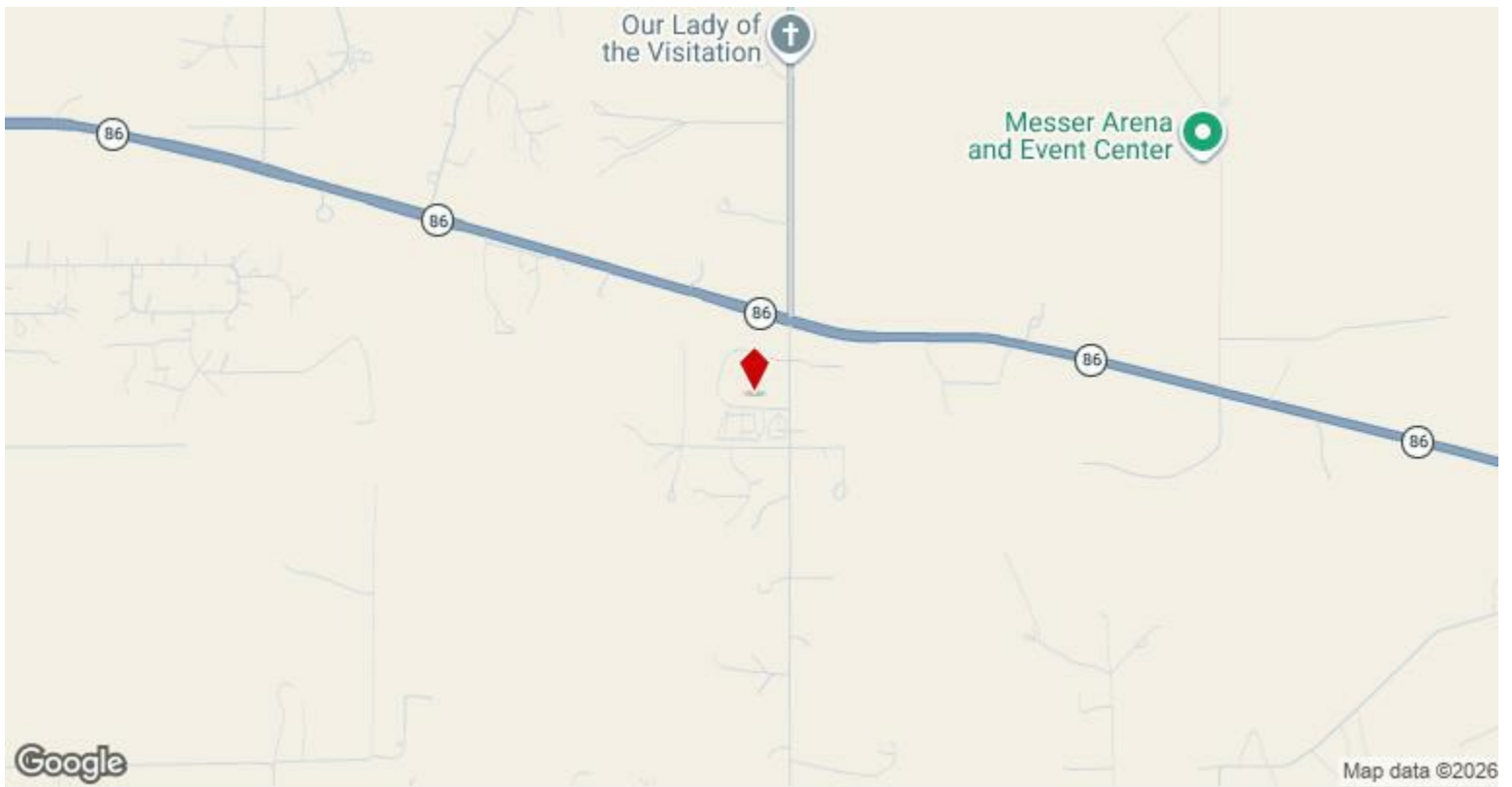
- 2 acres of land for maximum storage
- Heavy constructed mezzanine for added work space
- 20ft ceiling for equipment access



Price:	\$1,250,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	A
Sale Type:	Owner User
Lot Size:	2.00 AC
Gross Building Area:	4,800 SF
Rentable Building Area:	4,800 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	2008
Tenancy:	Single
Parking Ratio:	0.83/1,000 SF
Clear Ceiling Height:	20 FT
No. Drive In / Grade-Level Doors:	2

Major Tenant Information

Tenant	SF Occupied	Lease Expired
7918 Cherrywood Investments LLC	-	
Beyersdorf Keith F	-	
Corvel Automotive Inc	-	



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Property Photos



Outside



Side Parking

Property Photos



Property Photos



Building Photo



Electical Panel

Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Break room



Office 2

Property Photos



Office



Restroom

Property Photos



Property Photos



Property Photos



Property Photos



Building Photo



Building Photo