

# Industrial Property For Sale or Lease

11220 HIGHWAY 85-87 • FOUNTAIN, CO 80817

# \$1,099,000



**11220 HIGHWAY 85-87** features a 5,769 SF building on a 0.44 acre fenced lot with excellent exposure from Interstate 25 and easy access. Available for sale or lease, the property is ideal for a tenant or owner-user seeking a high-exposure location or an investor looking for a strong-performing asset.

Current improvements support marine service and sales, but the flexible layout and zoning allow for numerous alternative uses such as auto repair, contractor trades, storage or distribution.

- Fenced yard - great for storage
- Large warehouse/garage with 16' clear ceilings
- (3) 12' H drive-in doors
- Excellent visibility from I-25 - 48,000 VPD
- Building signage opportunities
- Adjacent to other major industrial users
- **Strong visibility, convenient highway access, fully fenced lot and flexible building configuration make this a rare find in the Fountain submarket!**

<b>BUILDING SIZE:</b>	5,769 SF
<b>SALE PRICE:</b>	\$1,189,000.00 (\$206.10/SF) <b>\$1,099,000.00 (\$190.50/SF)</b>
<b>LEASE RATE:</b>	\$14.00 / SF + NNN
<b>NNN EXPENSES:</b>	\$1.89 / SF
<b>LAND SIZE:</b>	19,228 SF (0.44 acres)
<b>ZONING:</b>	SO (Small Office/Warehouse District, Fountain)
<b>YEAR BUILT:</b>	1986
<b>PARKING:</b>	50 Spaces
<b>OVERHEAD DOORS:</b>	(2) 12' H X 10' W (1) 12' H X 12' W
<b>POWER:</b>	200 Amps, 208 V
<b>CEILING HEIGHT:</b>	16' in Warehouse
<b>TAX SCHEDULE NUMBER:</b>	5607000003

