



FOR LEASE

11,057 SF Truck Maintenance Bldg. On 1.38 Acres

806 Cedar Street | Hudson, CO 80642



CONTACT:

**BRAD GILPIN**

SENIOR VICE PRESIDENT

303.512.1196

[bgilpin@uniqueprop.com](mailto:bgilpin@uniqueprop.com)

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

[WWW.UNIQUEPROP.COM](http://WWW.UNIQUEPROP.COM)



## 806 CEDAR STREET

### OFFERING SUMMARY

<b>Available SF:</b>	11,057 SF
<b>Lease Rate:</b>	\$8,500.00 per month (MG)
<b>Lot Size:</b>	1.38 Acres
<b>Building Size:</b>	11,057 SF
<b>Grade Level Doors:</b>	10'-18' clear
<b>Drive In Loading:</b>	Yes
<b>Zoning:</b>	Business District
<b>Heavy Power:</b>	Yes

### PROPERTY HIGHLIGHTS

- Two buildings (10,377 SF and 680 SF) on a large 59,870 square foot lot
- Zoned "Business District" in downtown Hudson Colorado
- Zoning allows retail, auto/truck repair\*, small engine sales/repair, live/work and more!
- Located at Exit 31 on I-76 (approximately 30 minutes from Denver)
- Lease rate reduced from \$10,000/mth MG to just \$8,500/mth MG
- Eleven drive in loading doors
- Existing caretaker space for live/work if desired.
- Great exposure to and easy access from I-76 in Hudson
- Huge monument signage on I-76

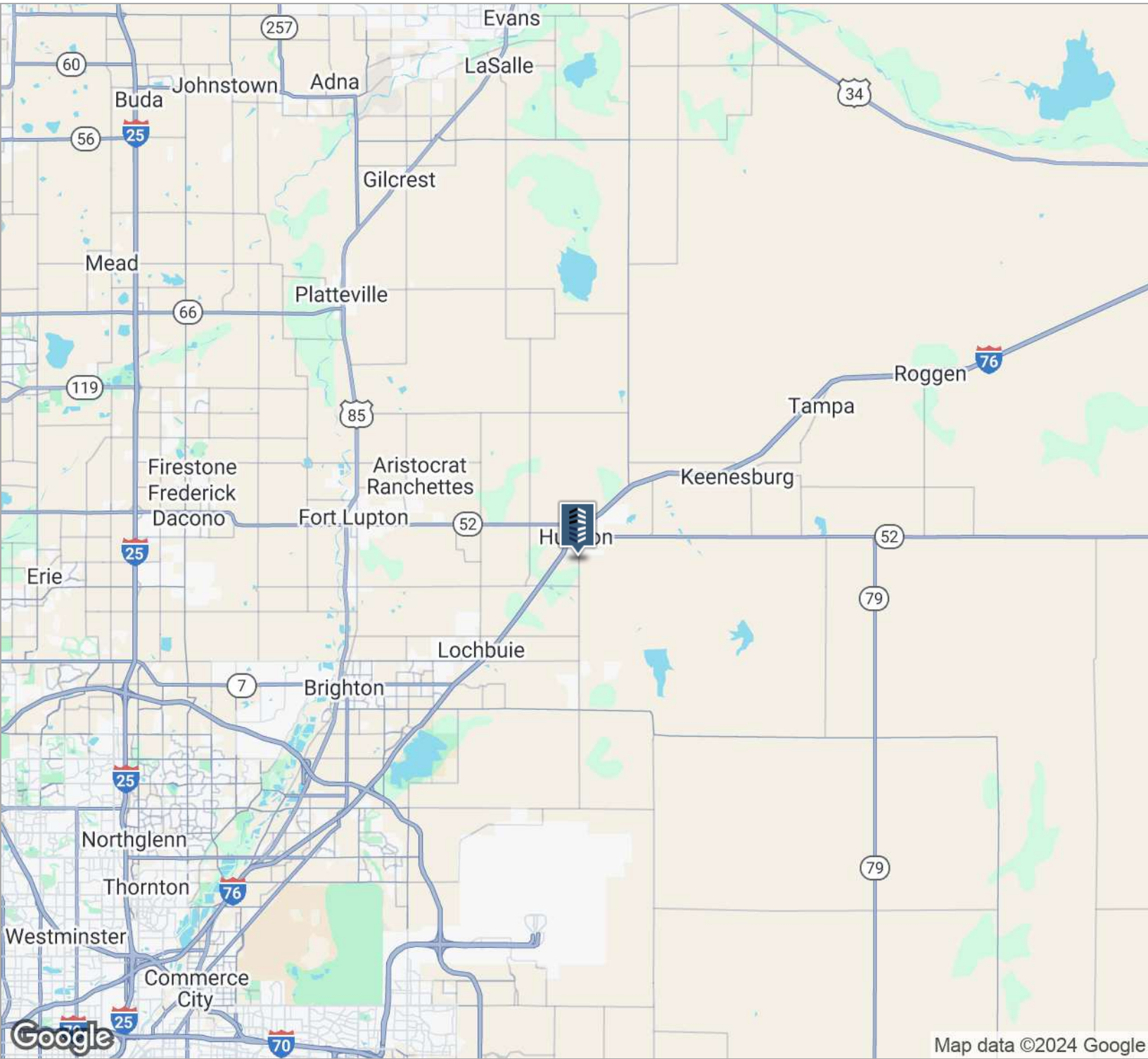


# 11,057 SF TRUCK MAINTENANCE BLDG. ON 1.38 ACRES





# 11,057 SF TRUCK MAINTENANCE BLDG. ON 1.38 ACRES



Map data ©2024 Google

## CONTACT:

**BRAD GILPIN**  
SENIOR VICE PRESIDENT  
303.512.1196  
bgilpin@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



[WWW.UNIQUEPROP.COM](http://WWW.UNIQUEPROP.COM)