

**1105 Constitution Dr**  
Trinidad, CO

**FOR SALE/LEASE**



**Manuel Martin**  
970-698-0188  
manuel@stepcre.com

**James Bealer**  
936-444-5277  
james@stepcre.com





### Property Notes:

A premier 30,000± SF industrial facility in Southern Colorado with direct visibility and access from Interstate I-25. The building is available for sale or lease. Flexible leasing options allow for single-tenant or multi-tenant configurations. The approximately 4-acre yard can be used for outdoor storage or operational use. Lease rates vary based on configuration and intended use.

<b>Asking Price:</b>	<b>\$1,395,000</b>
<b>Asking Rent</b>	<b>\$6/SF NNN</b>
<b>Lease Term:</b>	<b>Negotiable</b>
<b>Clear Height:</b>	<b>21 Feet</b>
<b>Available Space:</b>	<b>~15,000-30,000 SF</b>
<b>Available Raw Land:</b>	<b>~3.9 Acres</b>



## Property Description

This all-metal industrial building offers durable construction with a metal roof engineered for long-term, heavy-duty use and features an MED-approved security camera system with remote monitoring, controlled access via badge scanning. The property is configured to support medical-grade extraction, sanitation, food processing, and advanced manufacturing operations, with strong infrastructure, powerful utilities, and high-capacity HVAC systems designed to meet demanding operational requirements. Five drive-in/roll-up doors ranging from 18' x 10' to 8' x 8' allow for efficient loading, circulation, and flexible workflow throughout the facility. The building layout supports a wide range of industrial uses and can accommodate varying operational scales. The facility is available for single-tenant, multi-tenant, or yard lease configurations and is well-suited for manufacturing, distribution, fabrication, equipment rental, oil field services, outdoor storage, and other industrial or commercial applications.

## Highlights

- 30,000 SF industrial facility
- Two main warehouse spaces:
  - Space 1: 13,000SF
  - Space 2: 13,000SF
- 3-Phase power (1400 amps)
- 5 drive-in/roll-up Doors (18 ft x 10 ft to 8 ft x 8 ft)
- All-metal building and roof
- Medical-grade extraction and sanitation areas
- 8.81 Acres of industrial land (3.9 acres of vacant raw land)
- MED approved security cameras
- CO<sub>2</sub> System and gas lines throughout

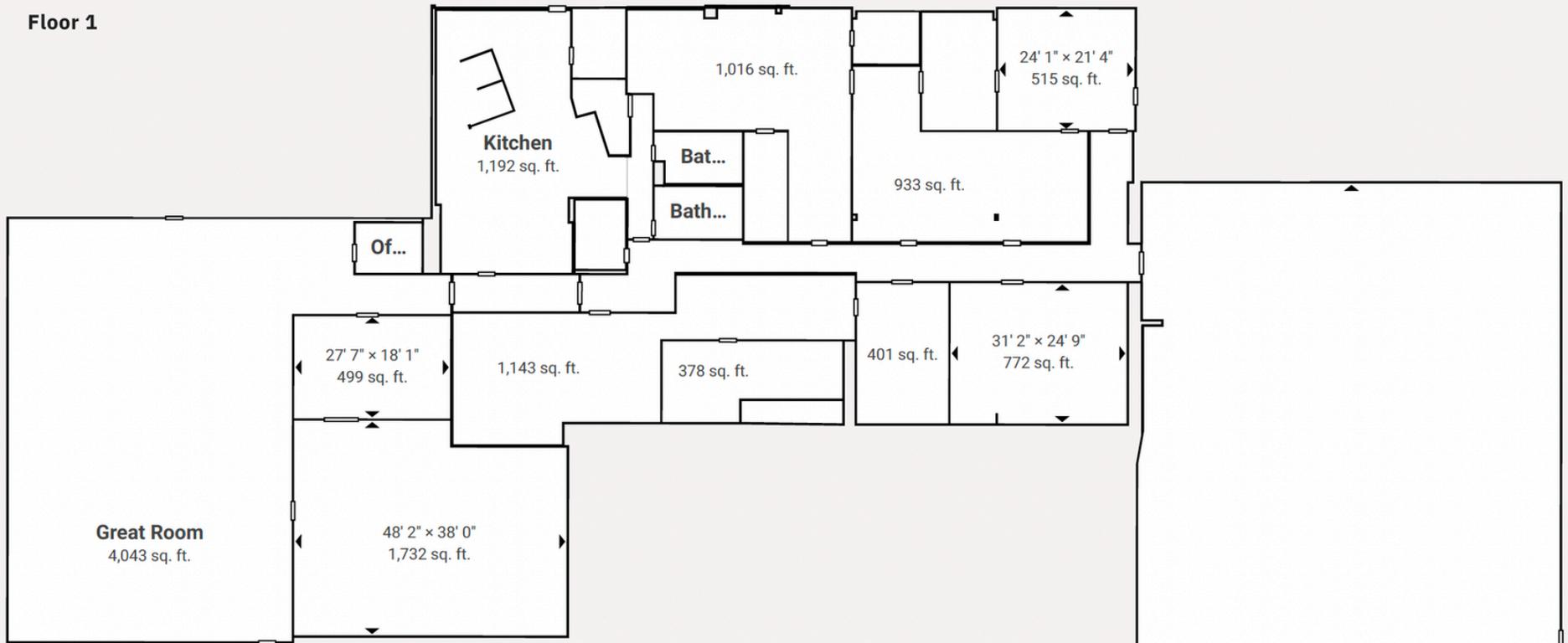




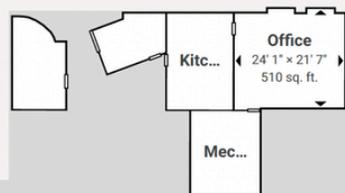


# Floor Plan

Floor 1



Floor 2



74' 7" x 174' 7"  
12,974 sq. ft.



**Industrial Facility**  
3.89 Acres

**Vacant Land**  
4.92 Acres



# Take the Next Step

Contact US



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