

INDUSTRIAL WITH YARD

10905 Charter Oak Ranch Road, Fountain, CO

FOR SALE: \$4,995,000

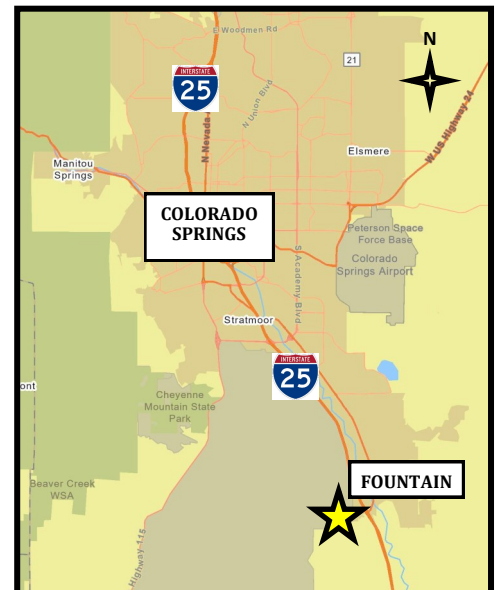


FEATURES:

- **Excellent Property Condition**
- **Clear Span Warehouse; 16' Clear Height; Sprinklered; Radiant Heat; Wash Bay**
- **Paved, Lighted, and Fenced Yard with Attractive Landscaping**
- **RV Cleanout and Power Pedestals throughout Yard**
- **Great I-25 Highway Visibility & Access**
- **I-25 Traffic Count: 53,000 AADT (CDOT, 2022)**

PROPERTY DETAILS:

| | |
|----------------------|---|
| ◇ Building SF: | 20,212 |
| ◇ Warehouse SF: | 15,000 (approx.) |
| ◇ Land: | 4.25 Acres |
| ◇ Zoning: | Planned Industrial District |
| ◇ Construction Type: | Metal |
| ◇ Loading: | 7 Drive-in Doors (14' x 14') 1 Drive-in Door (10' x 10') |
| ◇ Power: | 800 Amps/600 V/3 Phase |
| ◇ Property Taxes: | \$38,150.02 (2023) |



This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Price, terms and information subject to change.

SEGELKE
REAL ESTATE
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2nd STORY



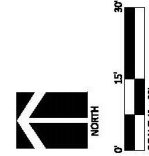
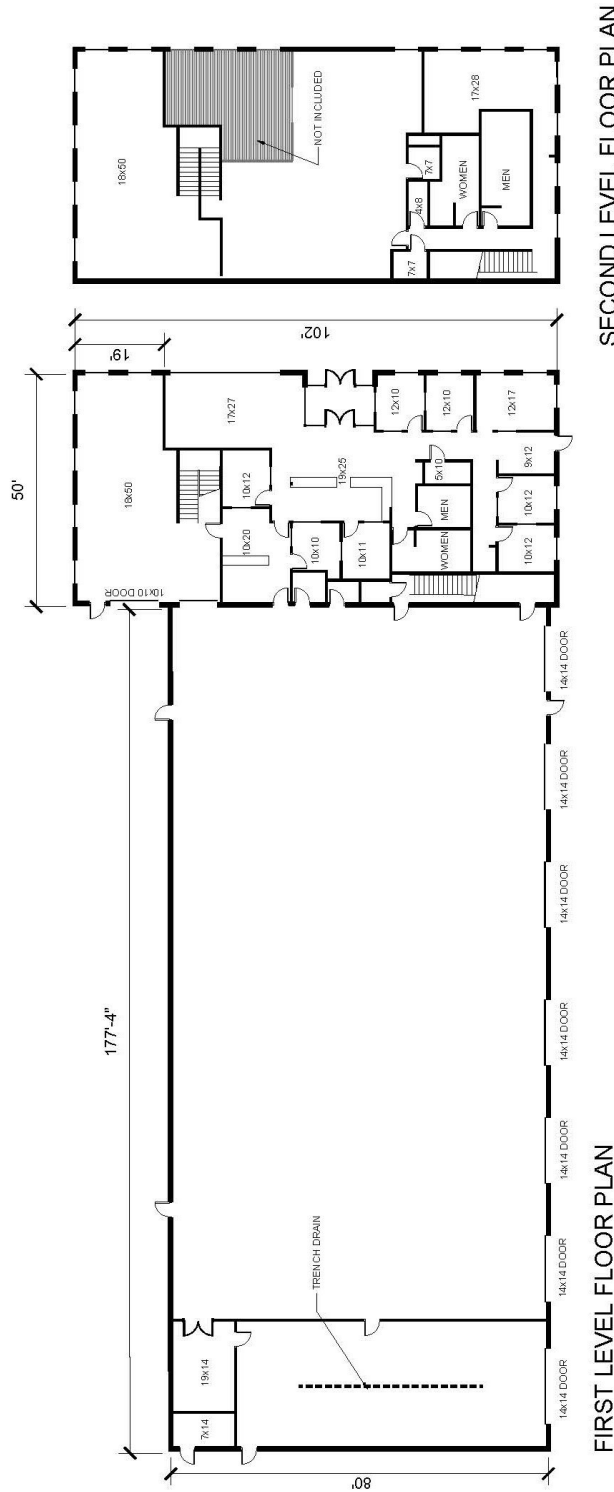
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NOTE:
DIMENSIONS
ROUNDED.
NOT EXACT.

**DIMENSIONS ARE APPROXIMATE AND WERE CREATED FROM BUILDING PLANS, NOT AS-BUILT PLANS
ALL MEASUREMENTS SHOULD BE VERIFIED FOR ACCURACY**

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