

# Single-Tenant Industrial Investment Opportunity

High Quality Industrial Facility on 20 Acres

**130** DRIVE  
**GREENHORN**  
Pueblo, Colorado 81004



**SALES PRICE**    **CAP RATE**  
**\$11,135,000**    **6.81%**

**NEWMARK**

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# INVESTMENT HIGHLIGHTS

High quality 86,218 SF industrial building on a 20-acre site

Leased to Trane U.S. Inc.,  
a subsidiary of Trane  
Technologies, a Fortune 500  
company  
[www.trane.com](http://www.trane.com)

NOI of \$745,786 or \$8.65/sf  
nnn with 3.5% annual increases  
commencing January 1, 2026

Five (5) year lease term

Former Anheuser-Busch  
distribution facility with cold  
storage, now utilized as a  
warehouse/distribution facility

Sale Price is approximately  
55% of Replacement Cost!



## REPLACEMENT COST ANALYSIS

Assumptions				
Land Size	871,200	SF (20 Acres & 10% coverage)		
Building Size	86,218	SF		
Office Buildout	16.5%	(\$220/SF of office)		
Warehouse Buildout	83.5%	(\$12/SF of warehouse)		
Hard Costs				
			Total Cost	Cost/SF Building
Land	\$ 3.00	/SF of land	\$ 2,613,600	\$ 30.31
Core & Shell	\$ 83.00	/SF	\$ 7,156,094	\$ 83.00
Site Work	\$ 5.00	/SF of land	\$ 4,356,000	\$ 50.52
Office Improvements	\$ 210.00	/SF	\$ 2,987,454	\$ 34.65
Warehouse Improvements	\$ 12.00	/SF	\$ 863,904	\$ 10.02
<b>Total Hard Costs</b>			<b>\$ 17,977,052</b>	<b>\$ 208.51</b>
Soft Costs				
	15%	of Hard Costs	\$ 2,696,558	\$ 31.28
Financing, permits, architectural, engineering, legal, leasing commissions, inspections, etc.				
<b>Total Replacement Cost</b>			<b>\$ 20,673,610</b>	<b>\$ 239.78</b>





RECEPTION



MAIN ENTRANCE



24' CLEAR HEIGHT



TRAINING ROOM

# PROPERTY HIGHLIGHTS

**BUILDING SIZE**  
**86,218 SF**

**CLEAR HEIGHT**  
**24'**

**SITE**  
**20 Acres**

Large fenced site allowing for outdoor storage with building expansion capabilities

**YEAR BUILT**  
**2003**

New roof in 2018, with warranty through 6/5/2037

## MINNEQUA INDUSTRIAL PARK Corporate Setting

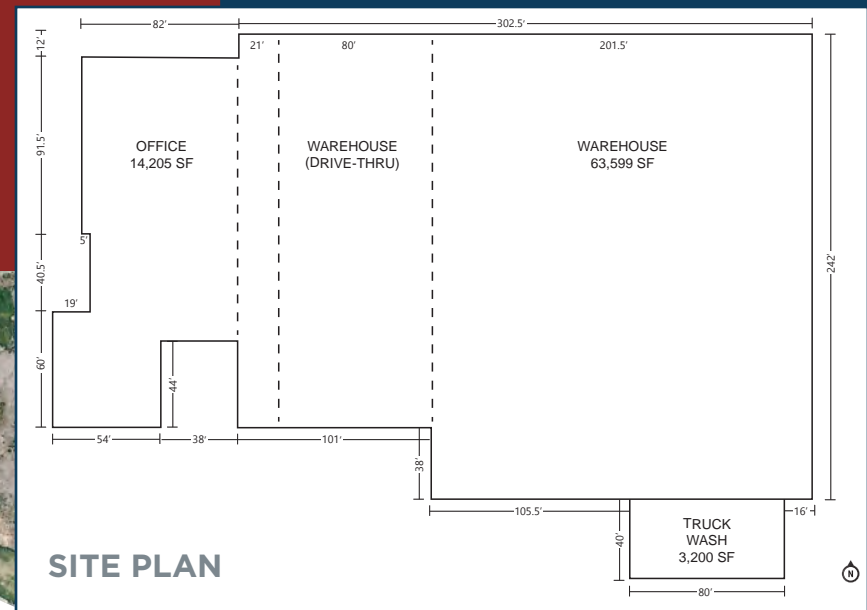
Minnequa Industrial Park is a newer industrial development providing a higher-end corporate setting for a variety of manufacturing, distribution and heavy industrial uses.

**Site:** 20 Acres (provides for future expansion)  
**Building:** 86,218 SF  
**Office:** 14,205 SF  
**Warehouse:** 64,613 SF  
**Shop Parts, etc.** 4,200 SF  
**Truck Wash:** 3,200 SF  
**Clear Height:** 24'  
**Sprinkler:** Wet System  
**Electrical:** 2,500 Amps, 480 Volt

**Parking:** 121 Spaces  
**Loading:** 6 Dock High Doors with Levelers  
8 Drive-In Doors (14' x 14')  
**Loading Area:** Secured w/22 Trailer Spaces  
**Year Built:** 2003 (New Roof 2018)  
**Zoning:** I-3, Heavy Industrial District  
**2024 RE Taxes:** \$189,866.08 (\$2.20/SF)  
**Sales Price:** \$11,135,000



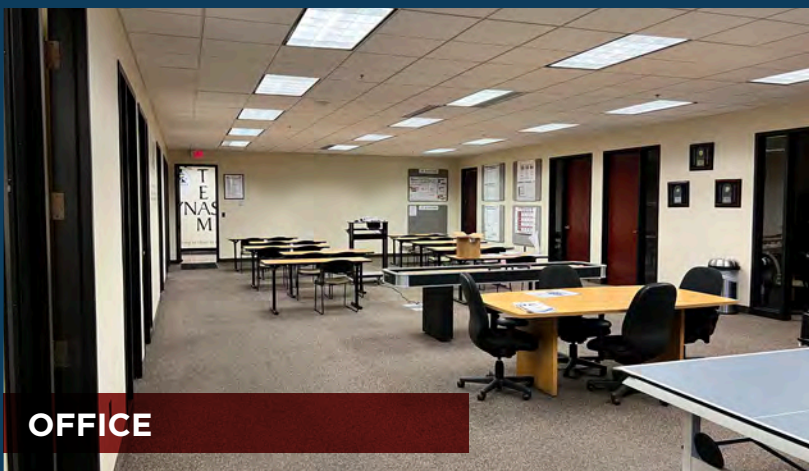
# LOCATION AND ACCESS



Primary access is provided by **Interstate 25**, a major arterial that crosses the Pueblo MSA in a north/south direction. Access to the subject from I-25 is provided by Pueblo Boulevard, and travel time from I-25 to the subject is less than five minutes. Other north/south thoroughfares include Pueblo Boulevard and the secondary roadway, Greenhorn Drive.

The **Pueblo Memorial Airport** is located about 7 miles northeast of the property; travel time is about 13 minutes, depending on traffic conditions. The Pueblo CBD, the economic and cultural center of the region, is approximately 3 miles from the property.





**OFFICE**



**20 ACRES FOR FUTURE EXPANSION OR STORAGE**



**EVENT SPACE**



**DRIVE-THROUGH BAYS**



**64K SF WAREHOUSE**



**22 TRAILER SPACES**





RECEPTION

## TRANE U.S. INC.



Trane is a manufacturer of heating, ventilation, and air conditioning systems, along with building management systems and controls. The company is a subsidiary of Trane Technologies, a company focused on manufacturing HVAC and refrigeration systems. Trane creates comfortable, energy efficient indoor environments for commercial and residential applications.



Trane Technologies is a purpose-driven global climate innovator, boldly challenging what's possible for a sustainable world by innovating through our brands Trane® and Thermo King®, which bring efficient and sustainable climate solutions to buildings, homes and transportation. With innovative technology that transforms the way we heat and cool buildings and protect the cold chain, we can help reduce global carbon emissions.





# WHAT PUEBLO HAS TO OFFER

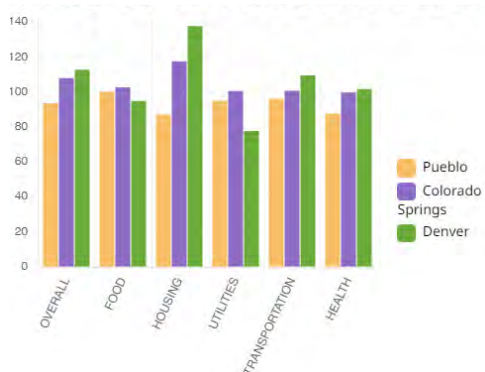
The City of Pueblo is committed to helping area businesses, prospective businesses, and area residents take advantage of the city's many opportunities. Pueblo offers affordable living and a low cost of doing business without having to compromise quality of life. Our workforce is also well-equipped with the education and skills necessary to help your company prosper.

**Our innovative incentives, skilled workforce along with customized training programs, rail and highway transport hub, outstanding water capacity and 300 days of sunshine combine to create the perfect business environment.**

**Enterprise zone investment tax credit:** The enterprise zone investment tax credit is 3% of any qualified investment in section 38 property: (1) acquired and placed in service or constructed during the tax year, and (2) used exclusively (100%) in a Colorado enterprise zone for the first year of its ownership by the taxpayer. The enterprise zone investment tax credit with respect to any qualified investment is in lieu of any "old investment tax credit" otherwise allowed with respect to the same expenditure.



## COST OF LIVING INDEXES



Year after year, Pueblo ranks the best for affordable living in Colorado. This data is according to the Second Quarter 2021 report by the Council for Community and Economic Research.

## HIGHLIGHTS

### Business Friendly Incentives

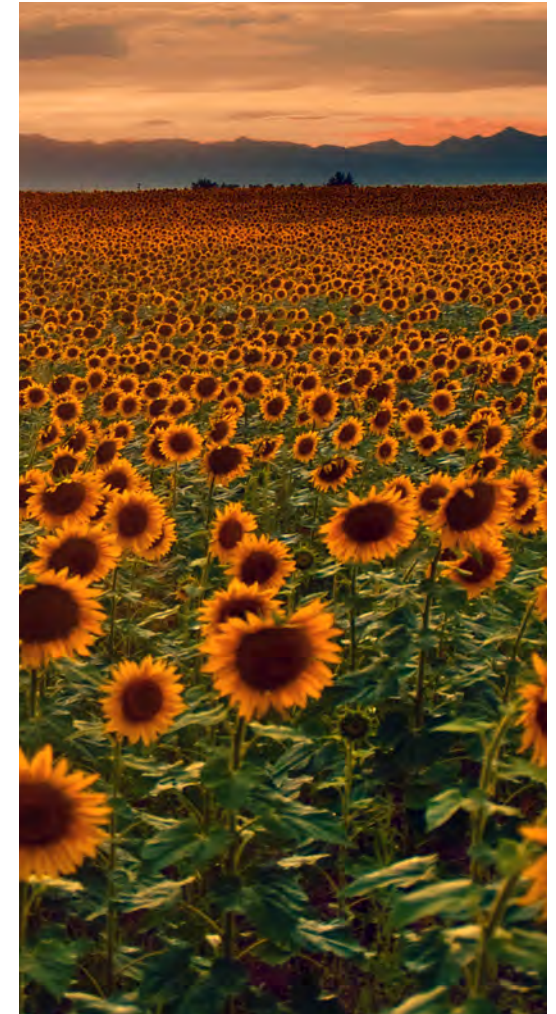
- Low costs of doing business
- Largest cash incentives in the state of Colorado
- Opportunity and Enterprise Zones
- Customized Training Programs
- Abundant and low-cost energy

### Ease of Access

- Transportation Hub; Interstate, U.S. Highway & Rail

### Ideal Climate

- 300+ days of sunshine
- Ample water supply
- 68.9 degrees average temperature
- Air quality index = 67



## QUICK FACTS

**TOP 10** Workforce development programs in the United States.

Source: Colorado Office of Economic Development and International Trade (OEDIT)

**TOP 20** (26.0%) Proportion of industry to overall manufacturing employment by metro area in the United States

Source: Machinery & Equipment Concentration by Metropolitan Area (MSA)

Population (2023)	169,427
Unemployment Rate (12/24)	5.9
Median Age (2023)	40.3
Median Earnings (FT 2023)	\$53,796
Median Home Price (9/24)	\$312,400



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