



FOR LEASE

Satellite Service Center & Telecommunications Central Office Bldg.

2539 North State Highway 67 | Sedalia, CO 80135



**3 Phase 500 KVA Transformer!!!**

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)



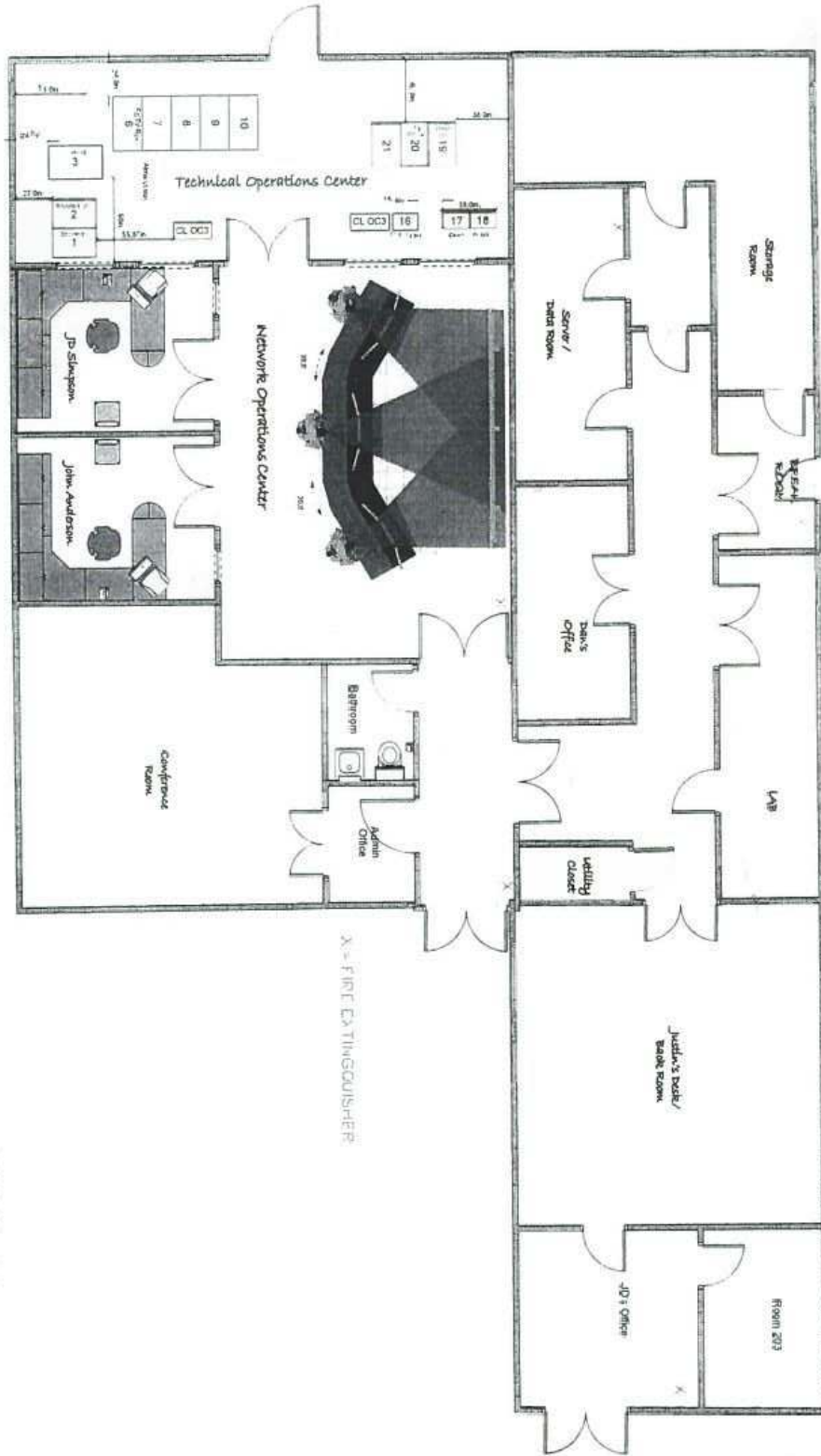
## OFFERING SUMMARY

<b>Available SF:</b>	2,108 SF
<b>Lease Rate:</b>	\$2,000/mth MG
<b>Fiber Optics:</b>	Available
<b>Building Size:</b>	2,108 SF
<b>Building Class:</b>	B
<b>Year Built:</b>	1990

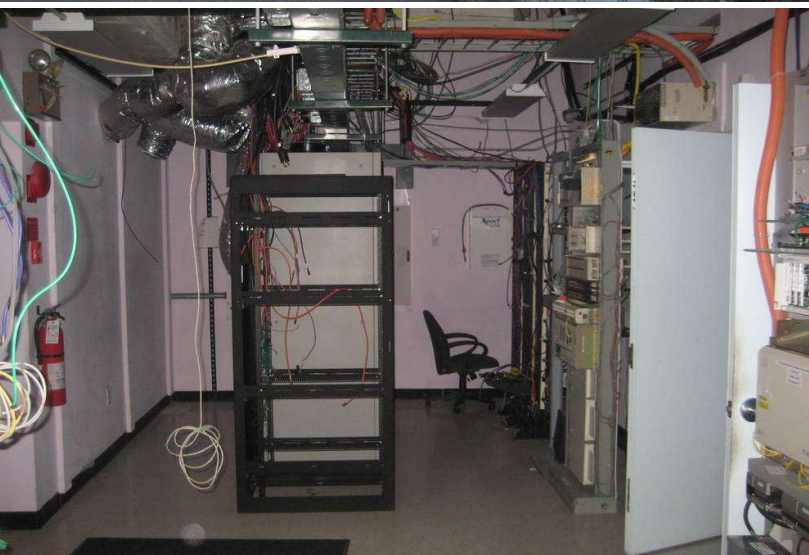
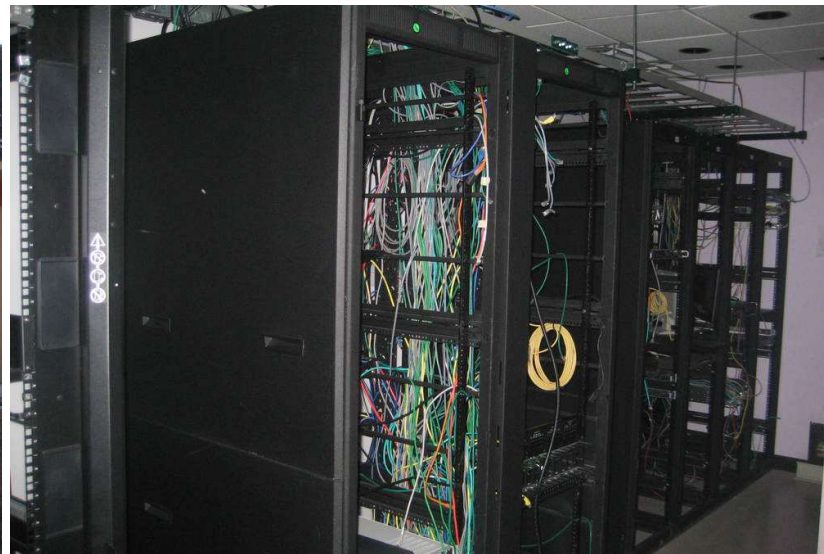
## PROPERTY HIGHLIGHTS

- Former broadcast and telecommunications building
- Multiple satellite dishes of various sizes on site
- Century Link fiber optic service available (speeds from 100 Mbps up to 10 Gigs)
- 3 Phase 500 KVA Power
- 800 Amps (to be verified)
- Extensive HVAC throughout
- Onsite well and fire hydrant
- Located just nine minutes West of downtown Sedalia, CO
- Discrete secure location with security fence
- Available for lease at just \$2,000/mth plus utilities
- Great for general office and office/flex uses too!

# SATELLITE SERVICE CENTER & TELECOMMUNICATIONS CENTRAL



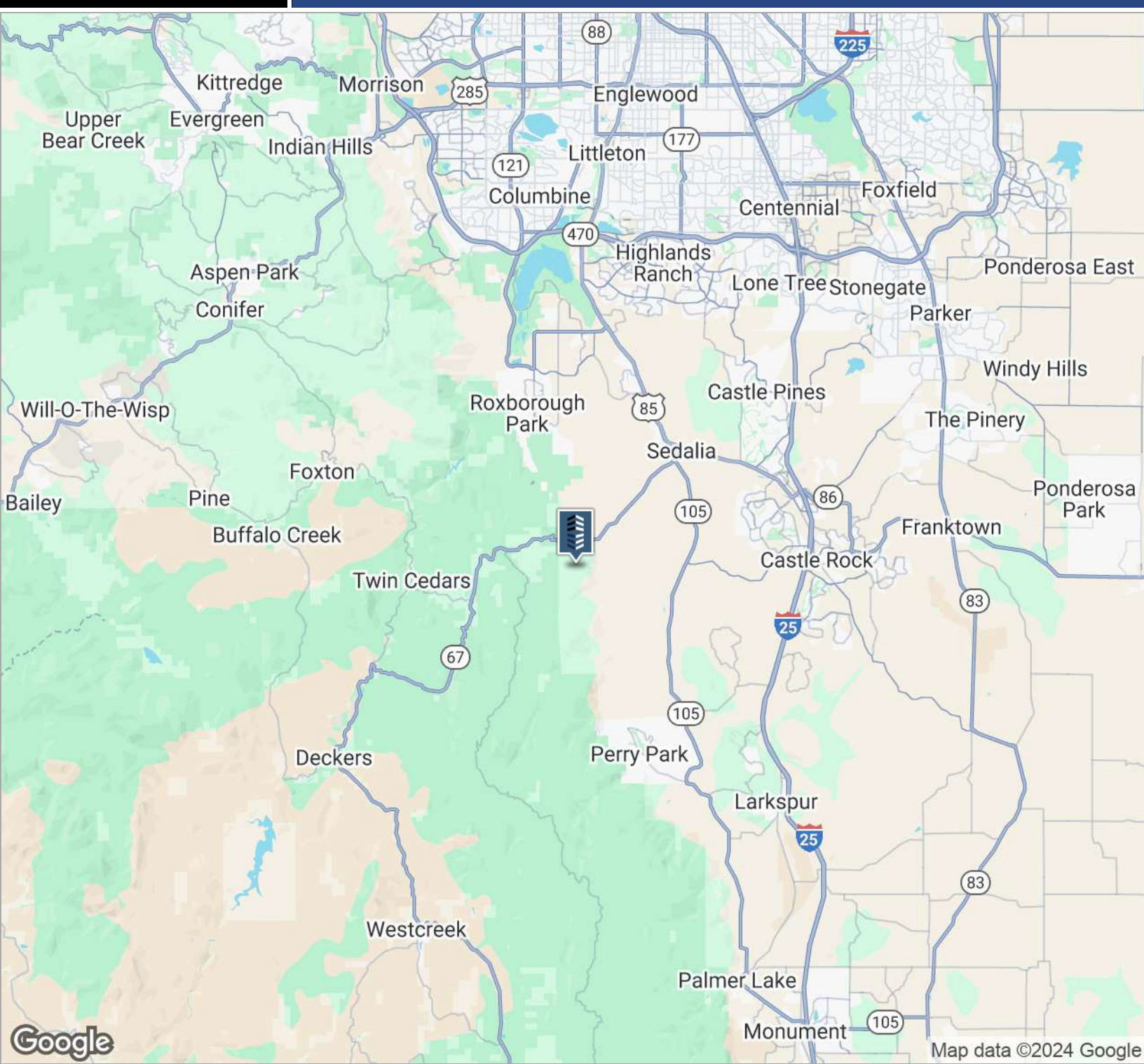
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