



Vacant Industrial - Nature Center Road

W 10th St, Pueblo, CO 81003

Joseph Dingman
Joseph Dingman

”
greenhornvalleyland@gmail.com
(626) 390-3080



Vacant Industrial - Nature Center Road

\$1.44 - \$3.00 /SF/Yr

Pleased to offer a rare NNN I-2 Ground Lease with reasonable terms up to 20 years.

Benefits:

- Minimize Client Development Costs by Freeing Capital: Client can allocate Capital towards a structure that Suits Their Particular Business Needs
- There are Potential Tax Advantages to Leasing Land with Pre-tax Business Earnings (And, Land Itself Can Not Be Depreciated)
- Thru Parcel with Accessibility from both Nature Center Road and West 10th Street.
- Convenient Proximity to both Pueblo and Pueblo West, Easy Access to Pueblo Boulevard.
- Advantageous Pueblo County I-2 Zoning has broad Uses by Right

Notes:

- All improvements will need to be done with a licensed contractor per Pueblo County Requirements
- A County Road Encroaches on a portion of the property...

- I-2 Industrial Zoning

Rental Rate:	\$1.44 - \$3.00 /SF/Yr
--------------	------------------------

Property Type:	Land
----------------	------

Property Sub-type:	Industrial
--------------------	------------

Proposed Use:

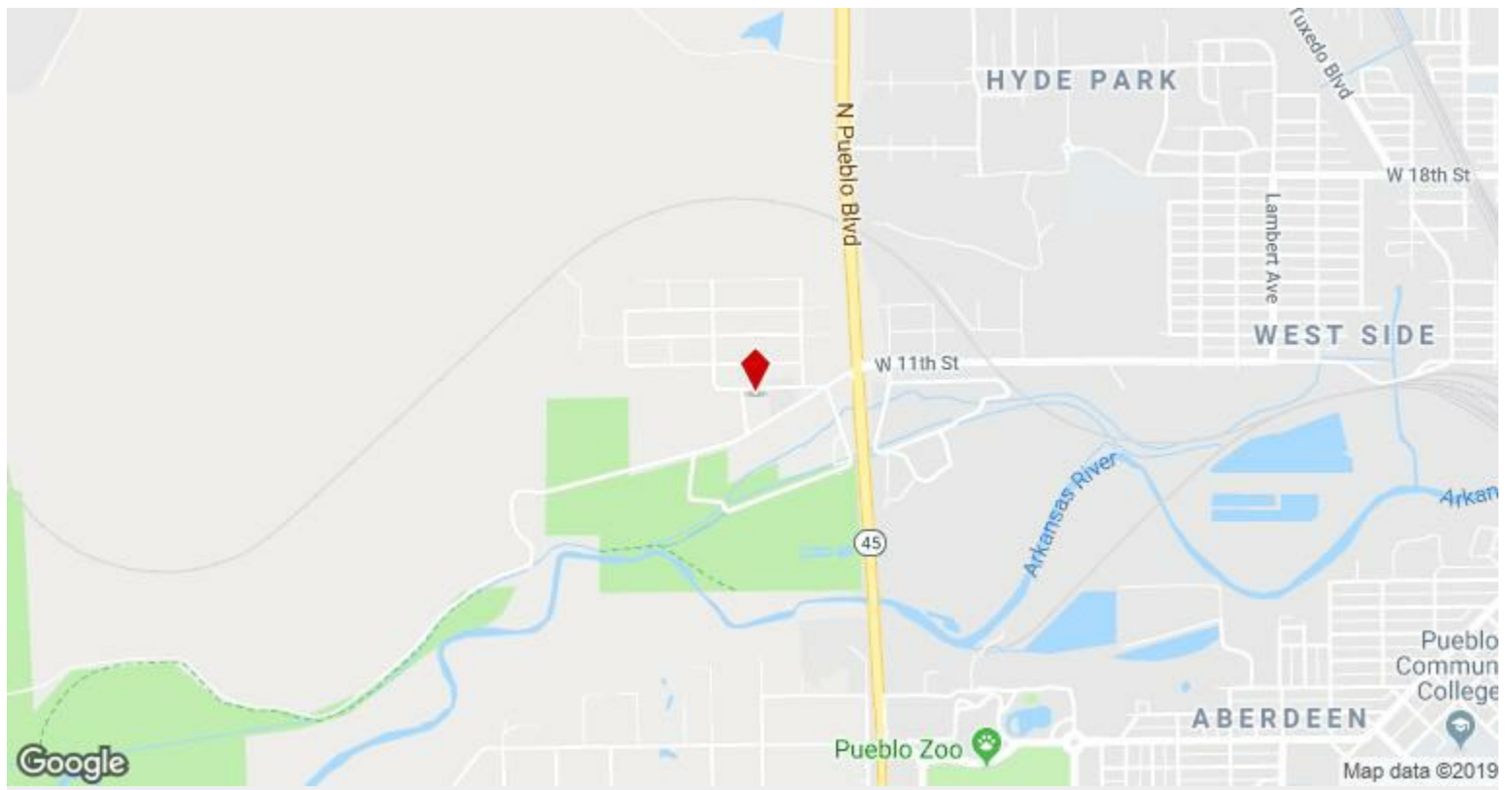
Rental Rate Mo:	\$0.12 - \$0.25 USD/SF/Mo
-----------------	---------------------------

1

Space 1

Space Available	43,560 SF
Rental Rate	\$1.44 - \$3.00 /SF/Yr
Date Available	Now

Rare I-2 Industrial Ground Lease Offered with Reasonable Terms. Advantageous Pueblo County. I2 (I-2) Industrial Zoning. Good area, join numerous other businesses. See property notes.Thanks !



W 10th St, Pueblo, CO 81003

Pleased to offer a rare NNN I-2 Ground Lease with reasonable terms up to 20 years.

Benefits:

- Minimize Client Development Costs by Freeing Capital: Client can allocate Capital towards a structure that Suits Their Particular Business Needs
- There are Potential Tax Advantages to Leasing Land with Pre-tax Business Earnings (And, Land Itself Can Not Be Depreciated)
- Thru Parcel with Accessibility from both Nature Center Road and West 10th Street.
- Convenient Proximity to both Pueblo and Pueblo West, Easy Access to Pueblo Boulevard.
- Advantageous Pueblo County I-2 Zoning has broad Uses by Right

Notes:

- All improvements will need to be done with a licensed contractor per Pueblo County Requirements
- A County Road Encroaches on a portion of the property