



SANDBERG
MONETTE

Dallas Sandberg, Senior Advisor



PINNACLE
REAL ESTATE ADVISORS

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1104 Constitution Dr
Trinidad, CO 81082

EXECUTIVE SUMMARY

Pinnacle Real Estate Advisors is pleased to announce they have been retained as the exclusive marketing advisor for 1104 Constitution Dr. in Trinidad, CO.

Pinnacle Real Estate Advisors is pleased to announce they have been retained as the exclusive marketing advisor for 1104 Constitution Dr. Situated on a 4.9-acre lot with excellent street frontage and access, 1104 Constitution Drive offers a proven industrial setting already home to users such as Southern Colorado Wood Products and Western Contracting. The property provides direct vehicular access to regional highways, creating an ideal hub for manufacturing, warehousing, and logistics-driven operations, with Perry Stokes Airport just 11 miles away for added connectivity. Surrounded by natural assets including Trinidad Lake and Fishers Peak, the area combines industrial functionality with scenic surroundings enhancing its appeal to businesses and workforce alike.

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INVESTMENT CONTACTS



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INVESTMENT OVERVIEW



PROPERTY HIGHLIGHTS

- Located within the Trinidad Industrial Park with established neighboring users
- Two grade-level overhead doors and ample yard/storage space
- 19' clear ceiling height suitable for a variety of industrial operations
- I-Industrial zoning allows manufacturing, warehouse, and distribution uses
- Excellent access to Interstate 25 and regional transportation routes
- On-site utilities and infrastructure to support heavy industrial users
- Proximity to Perry Stokes Airport (approx. 11 miles) for light cargo and travel
- Surrounded by major employers and industrial activity in southern Colorado
- Opportunity for owner-user or investment in a stable industrial market

OFFERING SUMMARY

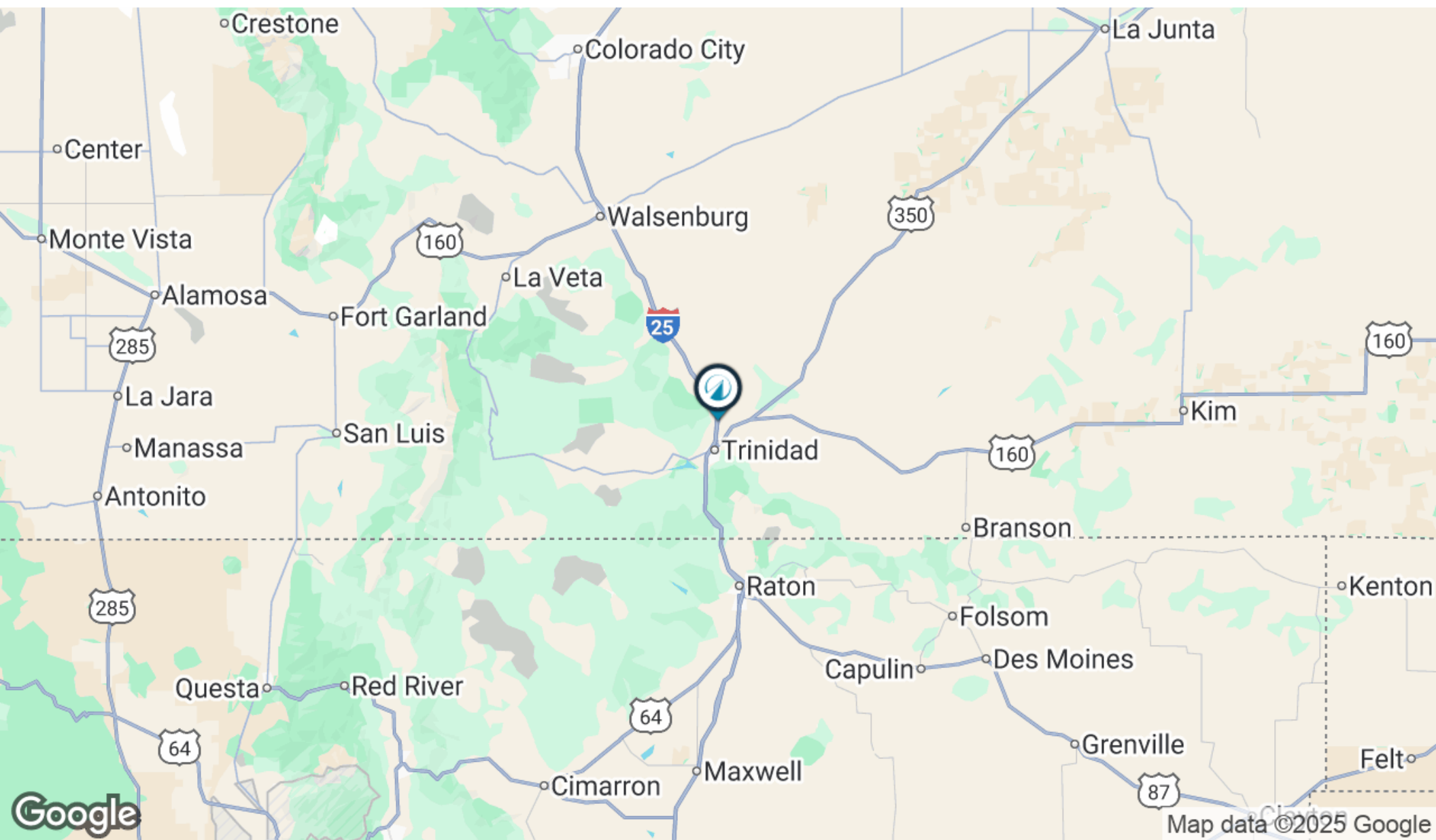
Sale Price:	\$1,521,000
Lot Size:	4.9 Acres
Building Size:	23,400 SF
Built / Renovated:	1996 / 2022
Power:	3 Phase 750 Amp
Garages:	2 (14x12 Roll Ups)



ADDITIONAL PHOTOS



LOCATION MAP



AERIAL MAP



DISCLOSURE

This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 1104 Constitution Dr located in Trinidad, CO (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



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