



 **JLL** SEE A BRIGHTER WAY

For sale

Asking price: \$8,000,000

10.89 Acres | 29,000 Building Total SF
1545 W Jefferson Ave, Hayden, CO

1545 W Jefferson Ave/Hayden, CO

A rare opportunity to secure a turnkey industrial headquarters in Northwest Colorado. This 29,000 SF facility is designed for light industrial operations and efficient team workflow.

The 12,000 SF shop features a welding room, wash bay, three mechanical bays, parts room, and an in-shop kitchen, creating a highly functional workspace for equipment and fleet support.

The 5,000 SF office offers seven private offices, a conference room, kitchen, and open mezzanine, delivering the professional space needed for administrative and management teams.

The site includes two 3,000 SF outbuildings for additional storage or shop use, all situated on 10.89 acres with I-1 Light Industrial zoning and full utilities (natural gas, water, sewer, high-speed internet). The property is annexed into the Town of Hayden, secure, and positioned directly off Highway 40 for convenient access and visibility.

Previously home to a large excavation company, the property is ideal for users in construction, fleet operations, logistics, fabrication, manufacturing, and energy services.





29,000 Building total SF

Shop/Office: 17,000 SF

- Shop: 12,000 SF
- Wash Bay
- Welding room
- 3 mechanical bays
- Parts room
- Kitchen


Office: 5,000 SF

- 7 private offices
- Conference room
- Kitchen


2 Out Buildings

- 40x150 each (6,000 SF)

Property highlights

 10.89 acres

 Zoned: I-1, Light industrial

 Annexed into Hayden

Utilities

- Net gas
- Water
- Sewer
- High speed internet

Price

 \$8,000,000

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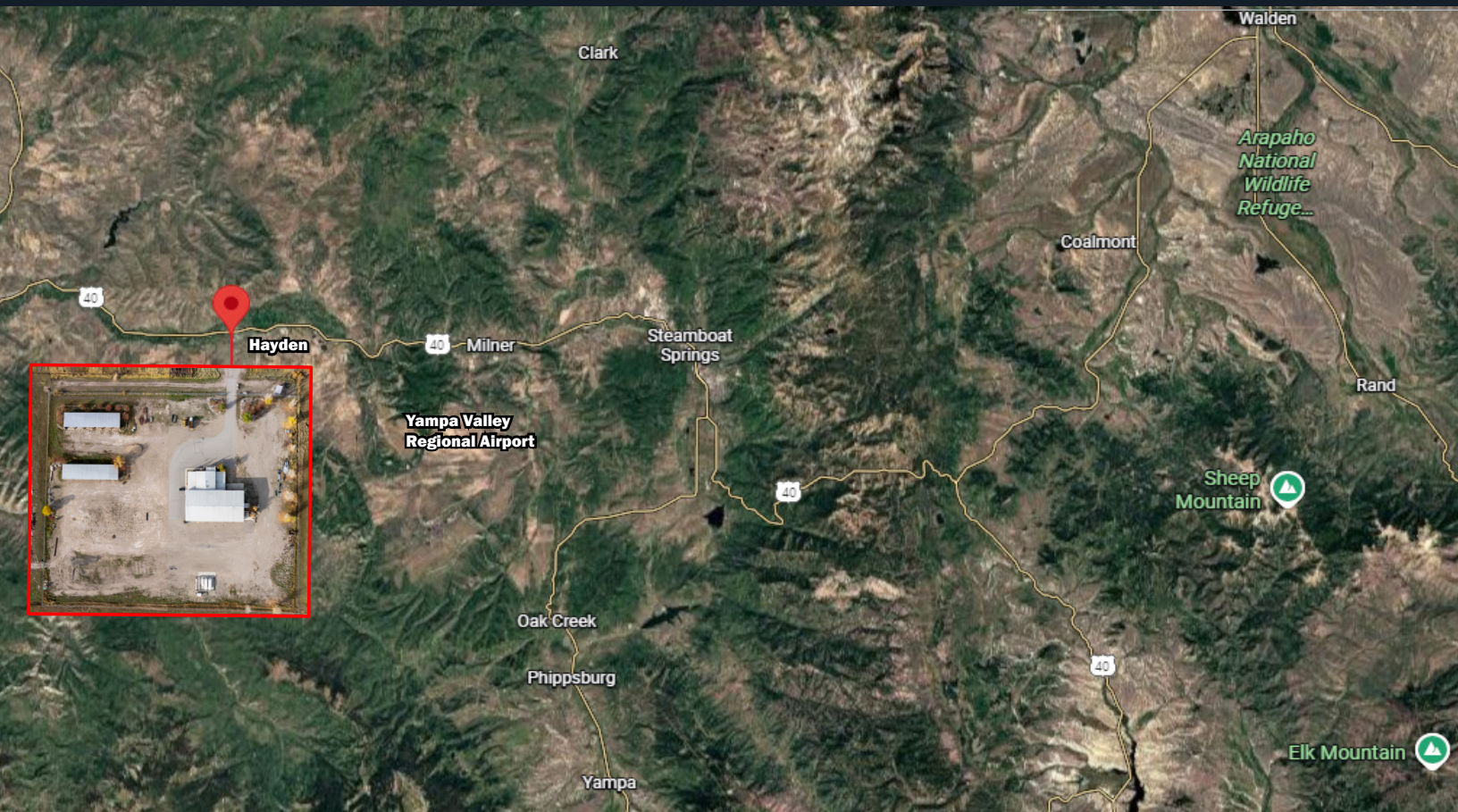
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Drive times

Yampa Airport 5 min

Steamboat Springs 30 min

DIA Airport 1 hr flight time



JLL

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