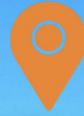


ONE



# WALSENBURG, CO



WAREHOUSE/OFFICE FOR SALE OR LEASE

*For Sale or Lease*

**14088 INTERSTATE 25  
WALSENBURG, CO 81089-8618**

## Warehouse & Office

SALE OFFERED AT  
**\$390,000**

LEASE OFFERED AT  
**\$3,900 NNN**

Building Size: **3,360 SF**

ACRES: **5**

PROPERTY TYPE: **WAREHOUSE/OFFICE**

BAY DOORS: **3**

BATHROOMS: **1.5**

**Prime commercial warehouse/office is located off exit 52 in Walsenburg, on the highway I-25 frontage road.** visible electric signage, near the I-25 business loop, and HWY160—serving as the gateway to traffic in all directions through the Spanish Peaks region and Southwestern Colorado. The property sits on 5+/-acres and includes a 80'X42' warehouse with office space, including insulated shop with restroom and shower; work basin for shop staff; a loft for additional storage; 3 bays and overhead doors with a reinforced concrete foundation that can easily accommodate large trucks. There is an extended overhang on the back and side that adds additional storage. The office area is 15% of the building square footage with a restroom and "high-end" efficiency electric heat system. The building has a metal roof and siding for easy maintenance.





REALTYONEGROUP  
PREMIER

MOBILE  
3035228277

JEFFREY SAMUELSON  
JEFF@JEFFSAMUELSON.COM

Commercial Broker CCIM  
FA.100049334

8600 Park Meadows Drive  
300, Lone Tree, CO 80124

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