

# FOR SALE

## 4,395 SF INDUSTRIAL/FLEX



**210 East 10th Street, Leadville, CO 80461**

### Property Highlights

- » Strategic location due to visibility to all traffic coming and going from Leadville on Poplar Street
- » 4,395 SF building on 0.28 AC lot
- » Newly constructed building with extensive HVAC and power capabilities
- » Clear Height: 12' - 19'2"

**Sale Price: \$1,100,000**

### Property Details

<b>Lot Size</b>	0.28 AC
<b>Power</b>	600 amps, single phase
<b>Zoning</b>	C1
<b>County</b>	Lake
<b>Year Built</b>	2017
<b>Taxes</b>	\$8,682.36 (2024)

For more information:

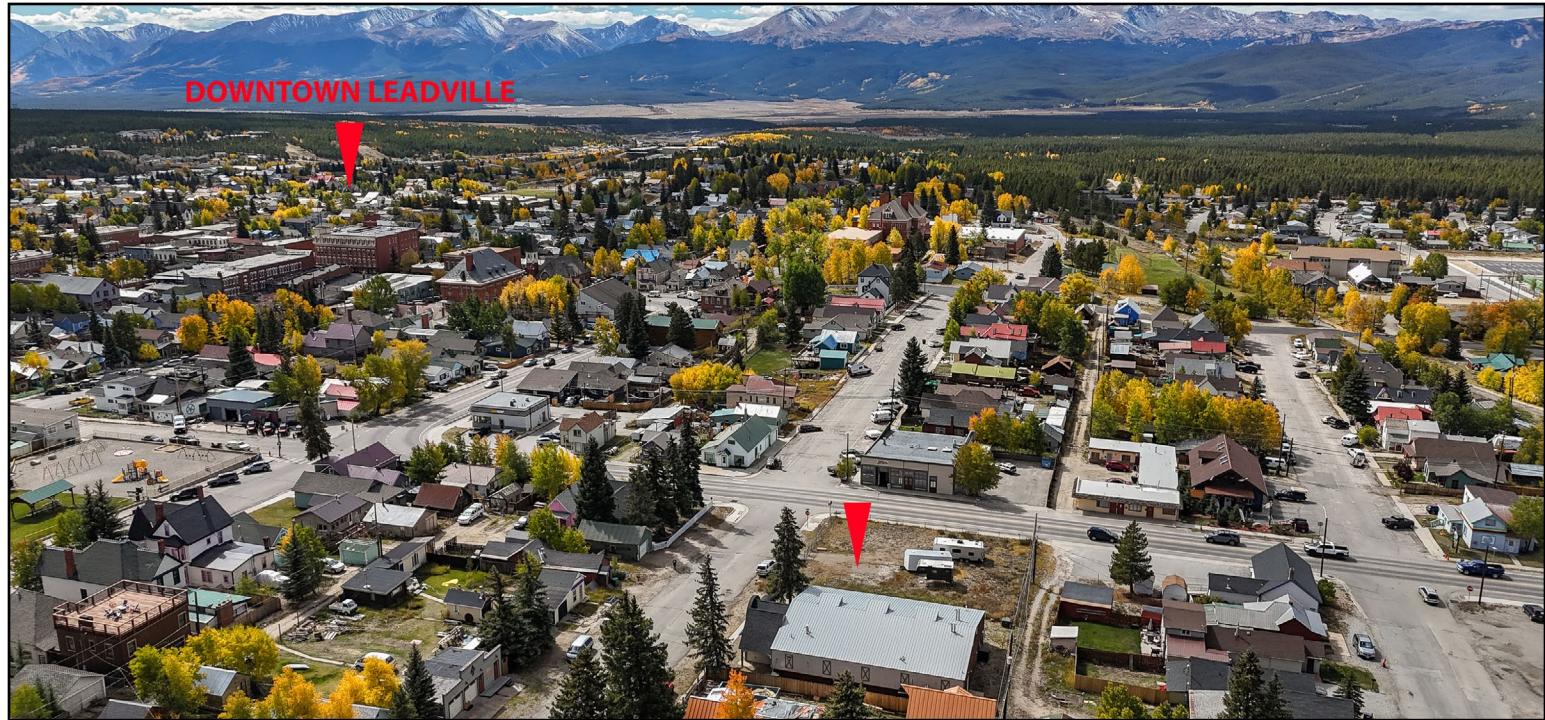
**TAYLOR ROY**

949-701-0164

[taylor@malmanre.com](mailto:taylor@malmanre.com)

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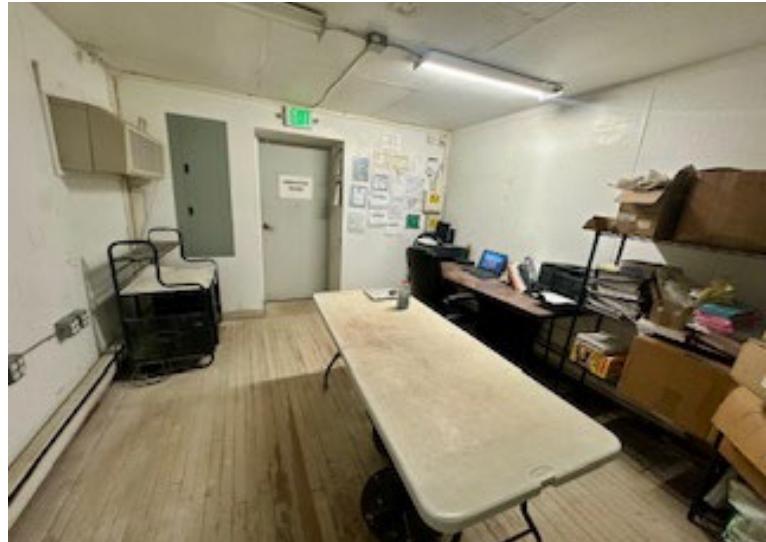
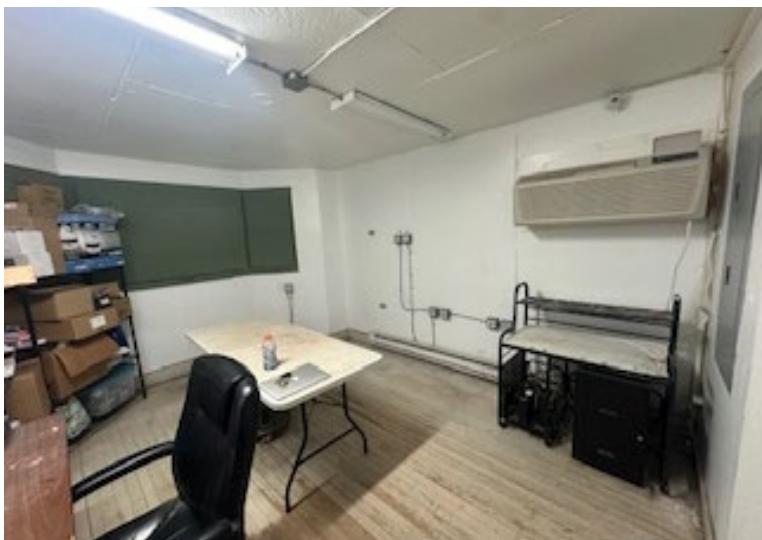
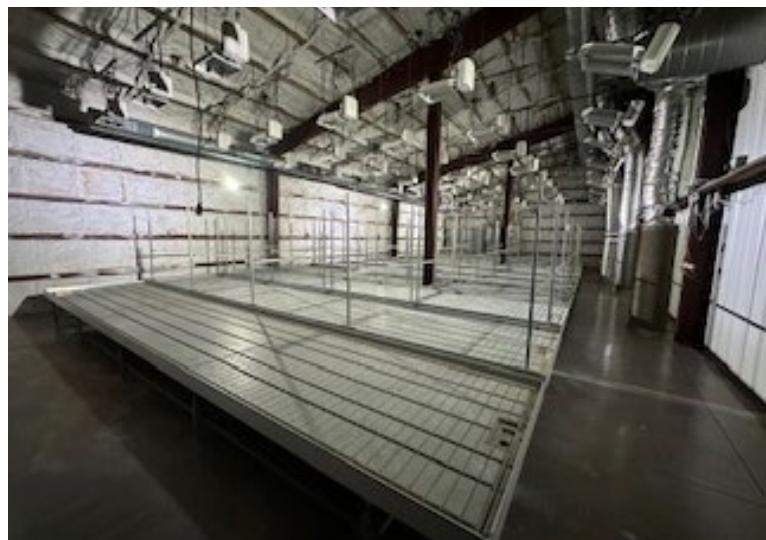
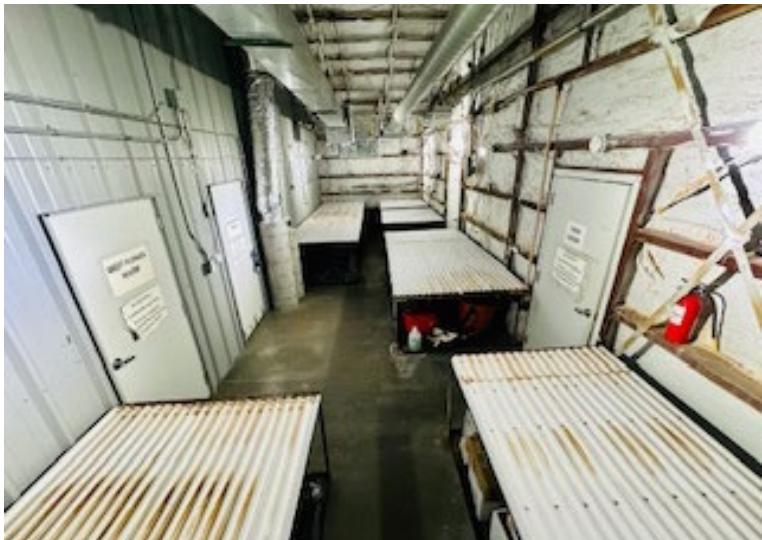
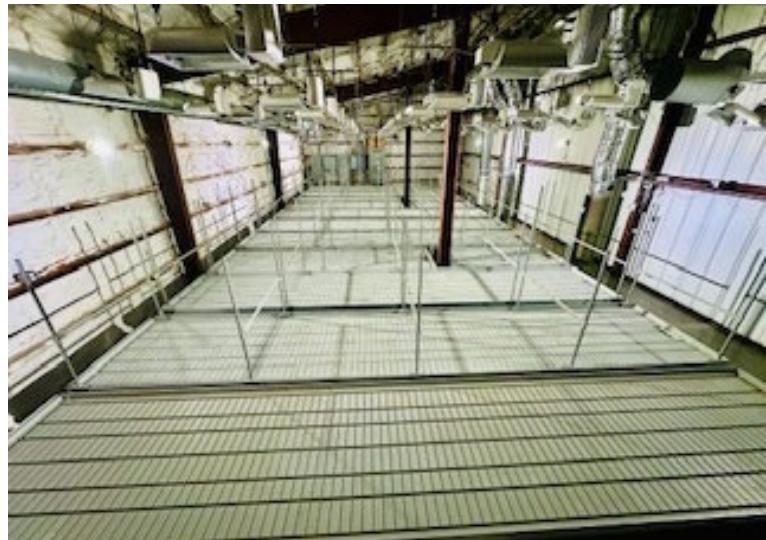
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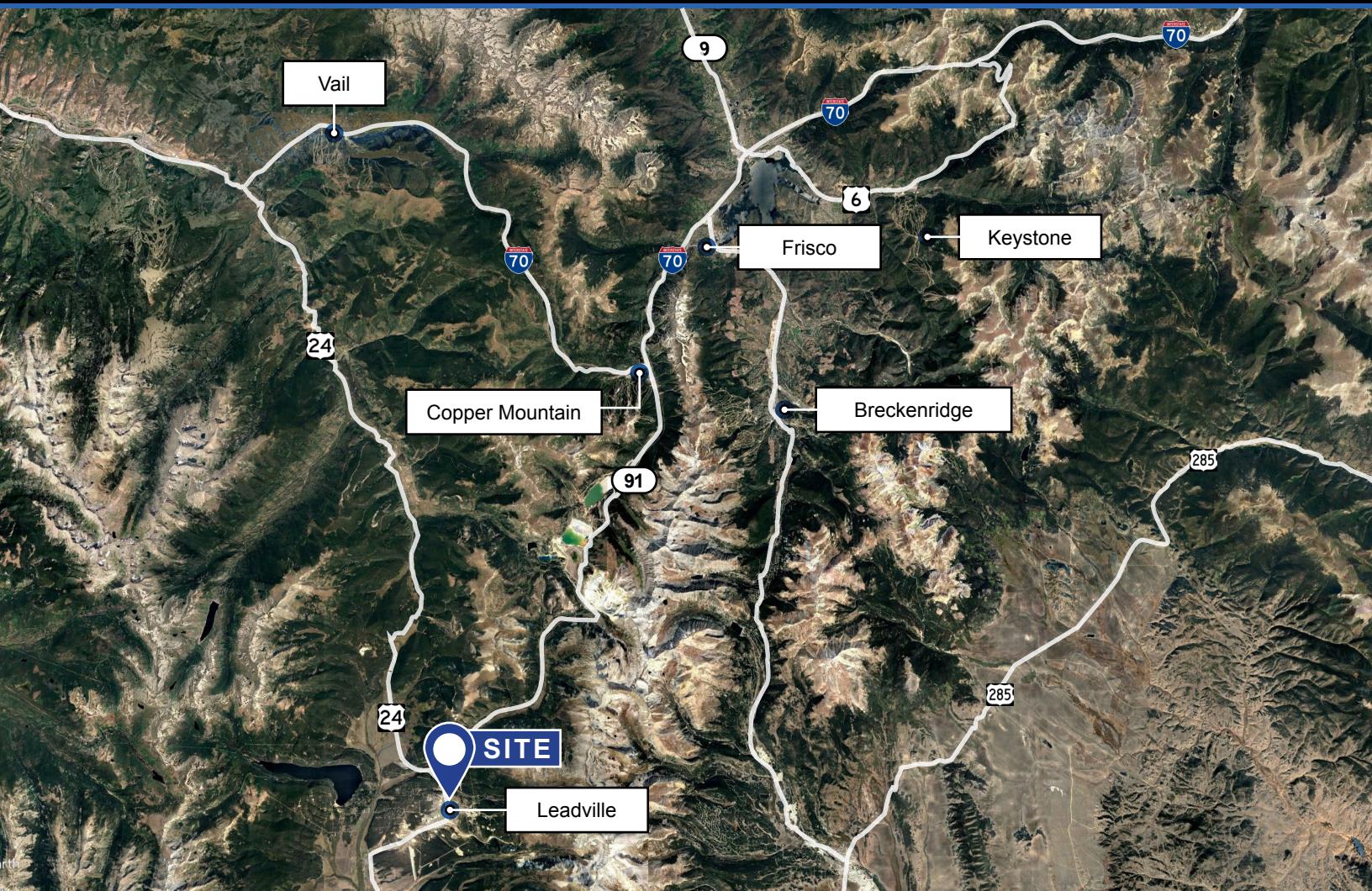
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## Demographics

2025 Summary	1 mile	3 miles	5 miles
Population	4,190	6,540	7,253
Daytime Population	3,792	5,037	5,624
Households	1,889	2,726	2,988
Families	970	1,480	1,643
Avg HH Income	\$105,322	\$107,818	\$107,548
Median Age	39.0	37.9	37.9



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