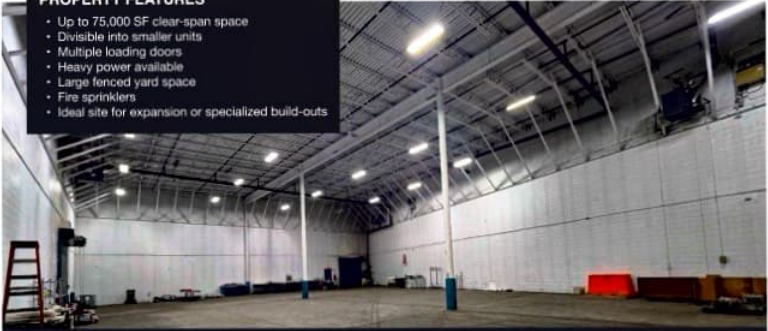


PROPERTY FEATURES

- Up to 75,000 SF clear-span space
- Divisible into smaller units
- Multiple loading doors
- Heavy power available
- Large fenced yard space
- Fire sprinklers
- Ideal site for expansion or specialized build-outs



UP TO 75,000 SF | SUBDIVIDABLE | RAIL-SERVED | 40 FT CEILINGS | MULTIPLE LOADING DOORS | BEST RATES IN COLORADO

INDUSTRIAL SPACE FOR LEASE — PUEBLO, COLORADO

PROPERTY OVERVIEW

Outstanding industrial opportunity offering up to 75,000 SF of flexible space on nearly 5 acres. Space can be subdivided into units of 10,000–20,000+ SF to meet tenant needs. Located just 30–40 minutes from Colorado Springs, this property provides rare rail access, multiple loading doors, and exceptionally high ceilings — many areas reaching up to 40 feet, making it ideal for warehousing, distribution, and heavy manufacturing.

- KEY HIGHLIGHTS**
- Up to 75,000 SF Industrial Space
 - Divisible into smaller units (10,000–20,000 SF options)
 - Very High Ceilings — many areas from 25 up to 40 high ft
 - Multiple Loading Doors for easy truck flow
 - RARE Rail Spur On Site, with rail access entering the property and running directly into one of the buildings
 - Large 5-Acre Lot with abundant parking, trailer storage, and yard space
 - Extremely Competitive Lease Rates — among the lowest industrial rates in Colorado
 - Open Clear-Span Layouts ideal for manufacturing & warehousing
 - Private, Flexible Ownership — fast approvals & creative lease structures

GET IN TOUCH

Corie: (719)-281-4043
Steven: (719)-453-6425

example@email.com

Lease Terms

- Exceptionally affordable rates (far below Colorado metro markets)
- Short-term or long-term leases
- TI/build-out negotiable
- Sub-dividable spaces available
- Outdoor yard optional
- Direct-to-owner negotiation



Facebook post - 1


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PUEBLO, COLORADO**

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UP TO 75,000 SF • SUBDIVIDABLE • RAIL-SERVED • 40 FT CEILINGS • MULTIPLE LOADING DOORS • BEST RATES IN COLORADO

UP TO 75,000 SF CLEAR-SPAN SPACE

FIRE SPRINKLERS

HEAVY POWER AVAILABLE

DIVISIBLE INTO SMALLER UNITS

CEILING HEIGHTS UP TO 40 FT

MULTIPLE LOADING DOORS (DOCK-HIGH & DRIVE-IN CAPABILITY)

IDEAL SITE FOR EXPANSION OR SPECIALIZED BUILD-OUTS

LARGE FENCED YARD SPACE

EXCEPTIONALLY AFFORDABLE RATES

SHORT-TERM OR LONG-TERM LEASES

**FLEXIBLE | SUB-DIVIDABLE
RAIL-SERVED | BEST RATES**

INDUSTRIAL SPACE FOR LEASE — PUEBLO, COLORADO

**UP TO 75,000 FT² | SMALL & LARGE
UNITS AVAILABLE**

An **exceptional** opportunity for industrial users: one of Colorado's most affordable and versatile industrial properties, offering rare on-site rail access and multiple loading doors — a combination almost impossible to find at this price point.

Located just 30–40 minutes from Colorado Springs, this building can be subdivided to accommodate tenants needing 10,000 SF, 15,000 SF, 20,000 SF, or the entire 75,000 SF.

PROPERTY HIGHLIGHTS

- Rail-served building
- Multiple loading doors
- High-ceiling, sub-dividable space
- 5-acre industrial site
- Strategic interstate location

RARE RAIL ACCESS — A *TRUE* COMPETITIVE ADVANTAGE

This is not just rail "nearby" — the rail spur comes directly into the property, with physical rail access running into one of the buildings itself.

This makes the facility perfect for:

- Manufacturing that needs inbound raw materials
- Distributors moving high-volume freight
- Scrap, recycling, and metal operations
- Industrial suppliers
- Any business looking to dramatically reduce trucking costs

**AMONG THE MOST REASONABLE LEASE
RATES IN ALL OF COLORADO OWNERSHIP IS
PRIVATE, FLEXIBLE, AND MOTIVATED.**

IDEAL FOR
RAIL-DEPENDENT INDUSTRIES
STORAGE & TRANSPORTATION
LOGISTICS & ASSEMBLY
WAREHOUSING & DISTRIBUTION
LIGHT OR HEAVY MANUFACTURING
SCRAP / METAL OPERATIONS



CONTACT

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FLEXIBLE | SUB-DIVIDABLE RAIL-SERVED | BEST RATES

INDUSTRIAL SPACE FOR LEASE — PUEBLO, COLORADO

PROPERTY HIGHLIGHTS

RAIL-SERVED BUILDING

The rail spur comes directly into the property, with physical rail access running into one of the buildings itself.

STRATEGIC INTERSTATE LOCATION

Prime Location with immediate access to I-25 and major transportation corridors.

Easy connection to Colorado Springs, Denver, and New Mexico markets

MULTIPLE LOADING DOORS

Ideal for high-volume distribution, truck access, shipping & receiving, manufacturing flow & easy drive-in / drive-out operations

NOW LEASING: UP TO 75,000 FT² | SMALL & LARGE UNITS AVAILABLE

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Flexible, Tenant-Friendly Private Ownership



**RARE RAIL
ACCESS — A
TRUE
COMPETITIVE
ADVANTAGE**