



PROPERTY PROFESSIONALS

2127 and 2135 Airport Road Rifle, Co. 81650

For Sale or Lease

Presented by Tom Barnabic with Property Professionals Rifle, Co. 81650

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The following information is deemed reliable but not guaranteed.

Information per Garfield County Assessor.

2127 Airport Road Rifle, Co. 81650

2.394 Acres Flat with Airport Road Exposure

27,461 sq. ft. Building constructed with quality insulated metal panels.

Full Fire Suppression System Installed.

3 Phase Electric 480/800 Amp

Main Floor offices. 15 Dock Doors. 2 with ramps.

3 Bedroom 2 bath Apartment with Washer Dryer. Above offices.

Approx. 7,200 sq. ft. Dry Storage Currently leased for approx. \$15 sq. ft NN

Approx. 18,400 + - sq. ft. Extensive food processing and cold storage/freezer buildout.

USDA permitted and monitored food processing facility.

Rifle Water and Sewer

2 Miles From Garfield County Airport.

Less than a mile from Rifle Walmart and surrounding retail and hospitality.

Convenient access to I-70 Centrally Located between Denver and Salt Lake City.

Price: \$4,950,000.00 Real Estate Only. Business for sale by others.

Also For Lease for \$17 sq. ft. yr. NNN

2135 Airport Rd. Rifle, Co. 81650 (Only For Sale with purchase of 2127 Airport Rd.)

Undeveloped 1.94 Acres Contiguous with 2127 Airport Road

Flat usable land with culdesac access.

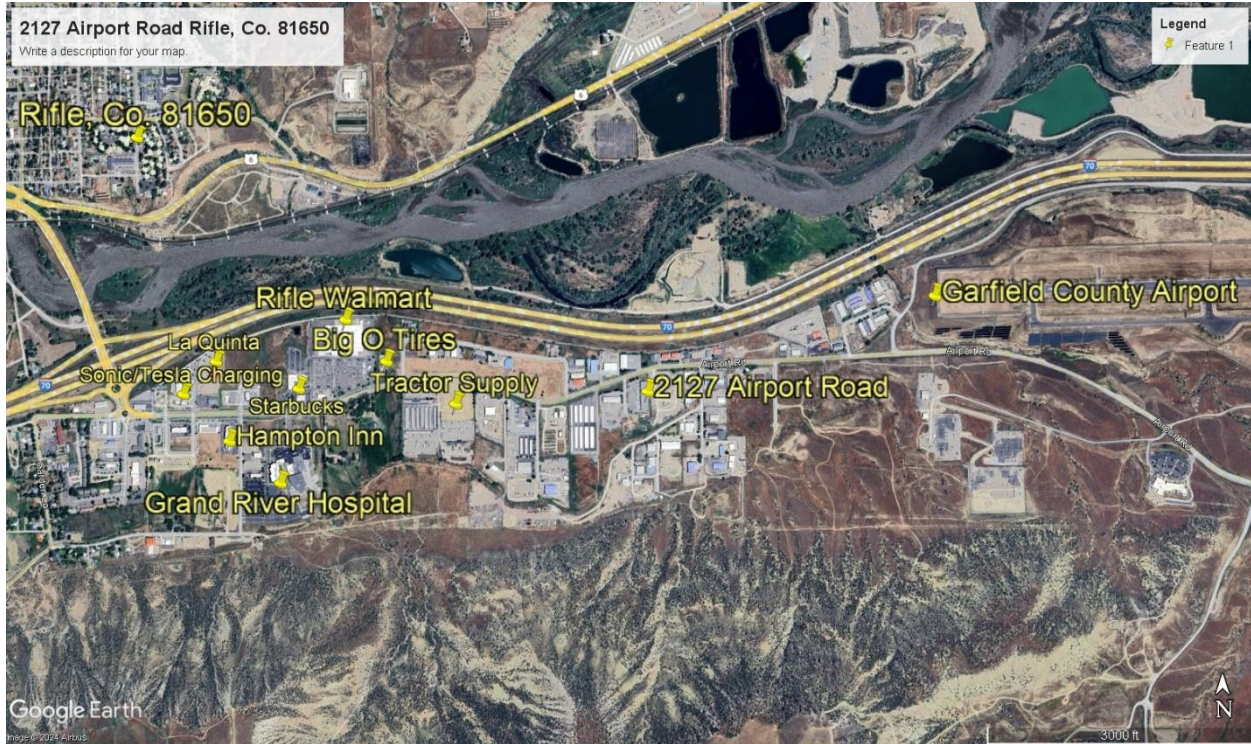
2 Miles from Garfield County Airport.

Less than a mile from Rifle Walmart and surrounding retail and hospitality.

Convenient access to I-70

Price \$490,000.00 Real Estate Only

2127 Airport Rd. and 2135 Airport Rd Price: \$5,440,000.00 for both Properties.



RIFLE PLANT - COLORADO

