



3000 AIRPORT DRIVE, UNIT 404

ERIE, COLORADO 80516



www.deancallan.com

DEAN CALLAN
& COMPANY INC

DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200
Boulder, Colorado 80303

303.449.1420 | www.deancallan.com

FLEX OFFICE & WAREHOUSE HANGER CONDO FOR SALE

Discover the ultimate aviation and industrial haven at Flight Business Park! This stunning Condo/Warehouse Hangar Unit, located right at the Erie Municipal Airport—3000 Airport Drive, Unit 404, Erie, CO 80516—spans an impressive 6,250 SF and is designed to fuel your ambitions. Picture this: two massive drive-in overhead doors with a clever removable center post that lets you effortlessly park aircraft or handle oversized loads. The ground-floor reception/showroom dazzles with 1,250 SF of polished space, complete with a modern kitchen and convenient restroom with shower for those long days on the job. Up top, a versatile 1,250 SF mezzanine awaits your creative touch—whether it's extra storage, an office, or a command center. Fully drywalled and warmed by efficient radiant heating, this gem keeps you comfortable year-round. Plus, its unbeatable spot near US-287, I-25, and the Northwest Parkway means you're always connected. With flexible zoning that opens doors to light industrial, manufacturing, sales, service, and aviation ventures, the sky's truly the limit!



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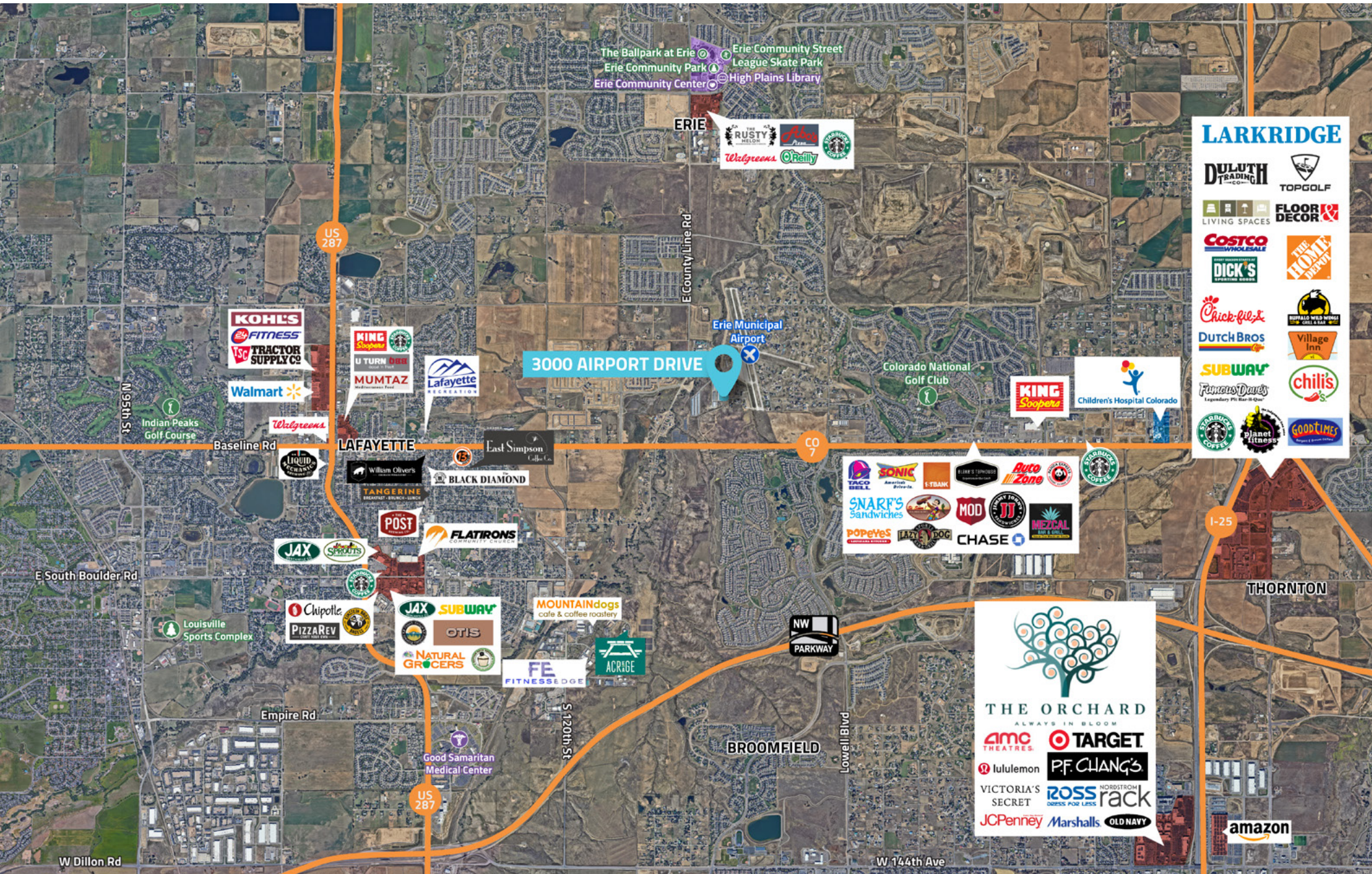
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LOCATION



LARKRIDGE

- DULUTH TRADING CO.
- TOPGOLF
- LIVING SPACES
- FLOOR DECOR
- COSTCO WHOLESALE
- DICK'S SHEDS
- THE HOME DEPOT
- Chick-fil-A
- Dutch Bros
- SUBWAY
- Chili's
- Famous Dave's
- Children's Hospital Colorado
- KING Soopers
- STARBUCKS COFFEE
- planet fitness
- GOODTIMES

THE ORCHARD
ALWAYS IN BLOOM

- AMC THEATRES
- lululemon
- VICTORIA'S SECRET
- JCPenney
- TARGET
- PF CHANG'S
- ROSS
- Marshall's
- OLD NAVY
- amazon

TERMS

PRICE: \$1,500,000

Condo Size:

6,250 SF

Zoning:

Light Industrial - Airport

Power:

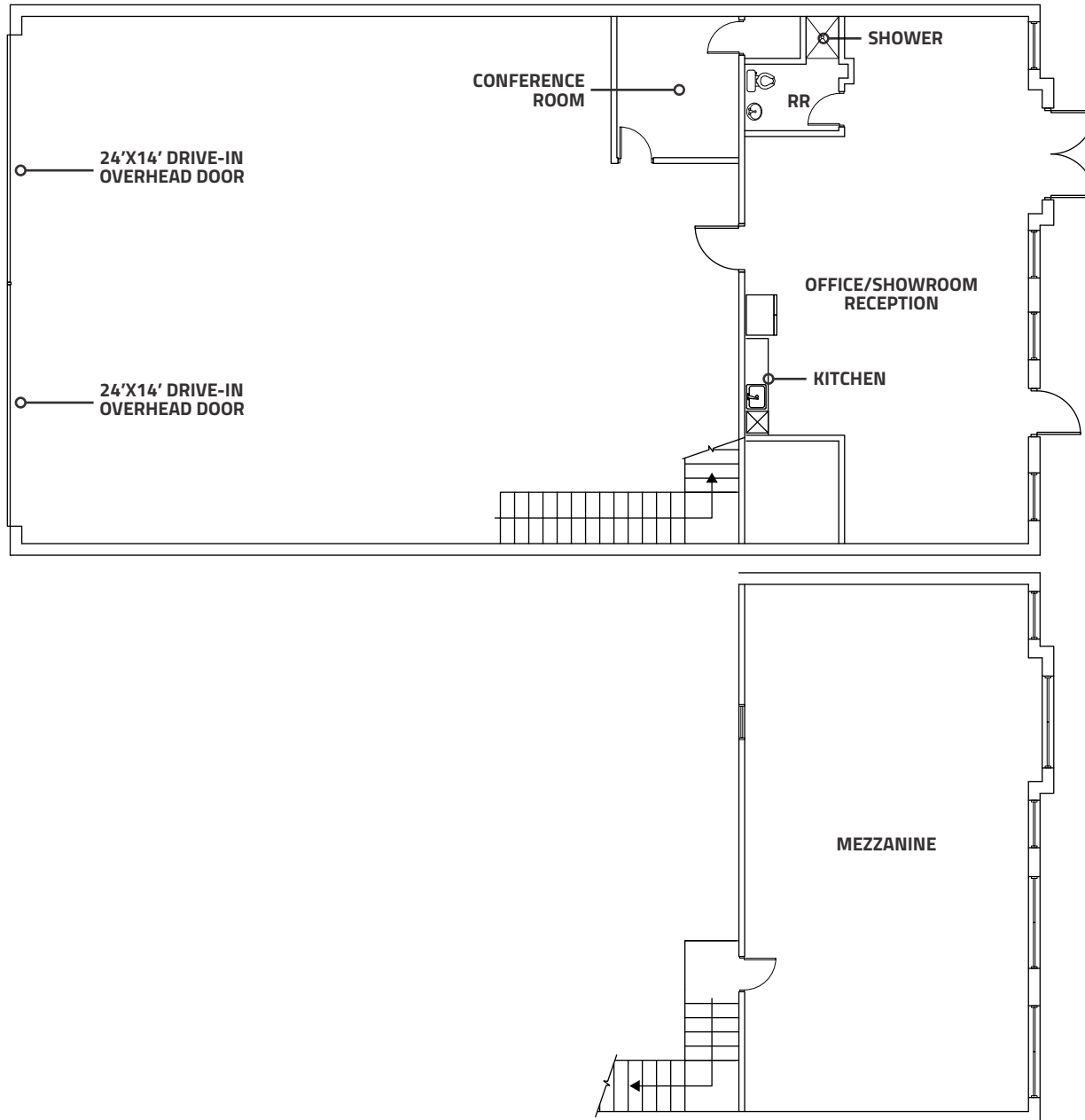
250 Amps, 480/277 Volt 3-Phase

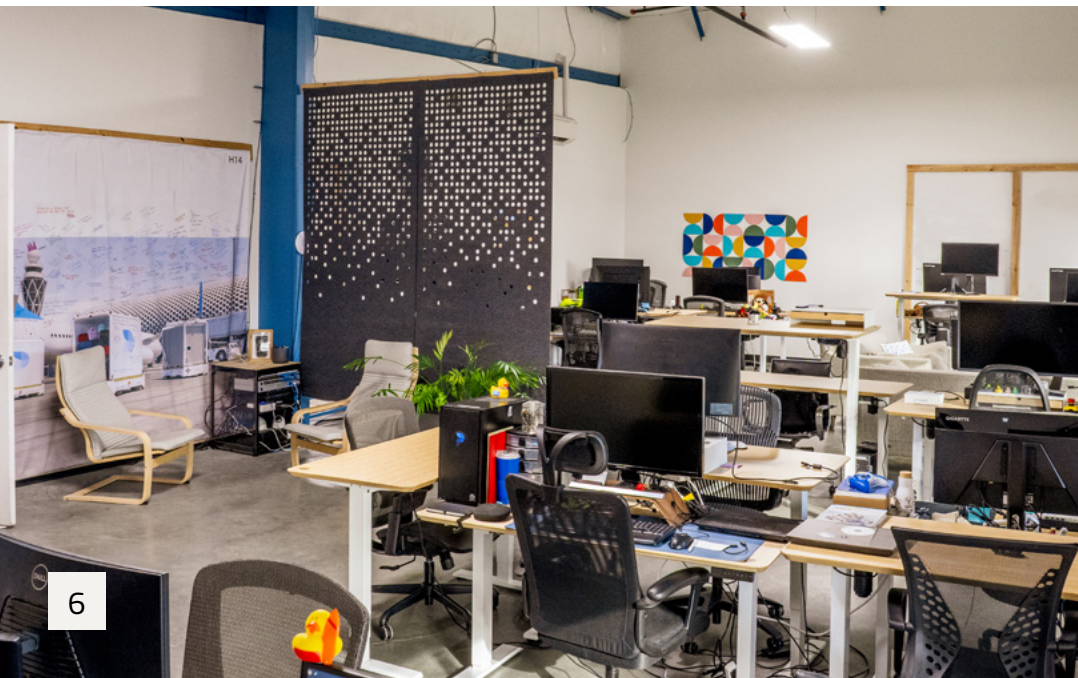
PROPERTY FEATURES

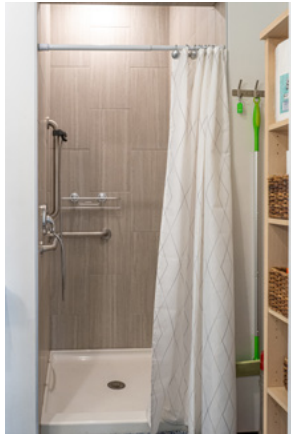
- **Zoning:** Light Industrial - Airport (endless possibilities!): This zoning classification is a game-changer, offering incredible flexibility for your business needs. Whether you're diving into light manufacturing, setting up a sales operation, providing specialized services, or focusing on aviation-related activities like aircraft maintenance or storage, this setup empowers you to adapt and grow without restrictive barriers.
- **Robust 250 Amps, 480/277 Volt 3-Phase Power:** Power up your vision with this high-capacity electrical system, delivering reliable 3-phase service that's essential for running industrial tools, heavy machinery, or advanced aviation equipment. With 250 amps at your disposal, you'll have the juice to support everything from welding stations and CNC machines to charging systems for electric vehicles or aircraft.
- **Dual 24' x 14' Drive-In Overhead Doors (built for big dreams):** These oversized doors are engineered for heavy-duty use, featuring a movable center post that can be removed to create an even wider opening—perfect for accommodating aircraft, large vehicles, or bulky equipment.



FLOOR PLAN







3000 AIRPORT DRIVE, UNIT 404
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3000
AIRPORT DR.
401-406

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