

# 2765 E. MAIN STREET

CAÑON CITY, CO 81212



**FLEX/INDUSTRIAL**  
**REDEVELOPMENT UNDERWAY!**

**MATT KEYERLEBER**  
303 309 3522  
[matt.keyerleber@colliers.com](mailto:matt.keyerleber@colliers.com)



# PROPERTY OVERVIEW



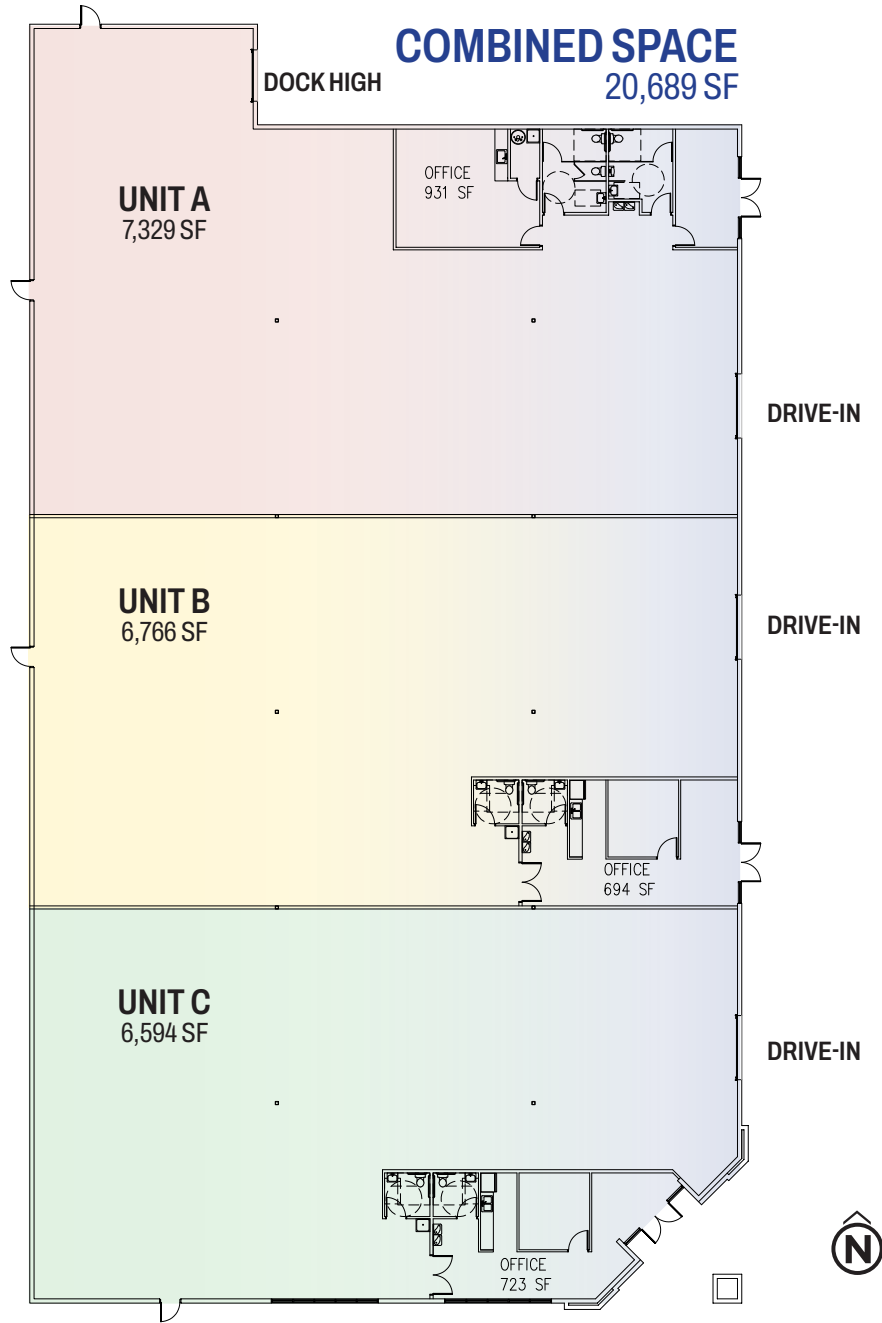
## OFFERING SUMMARY

<b>Delivery:</b>	Q1 2025
<b>Rate:</b>	\$13.00/SF NNN
<b>OpEx:</b>	\$2.75/SF
<b>Loading:</b>	Drive In and Dock High
<b>Power:</b>	600 Amp 120/208 Volt 3p
<b>Zoning:</b>	General Commercial
<b>Sprinklers:</b>	Yes
<b>SF:</b>	6,594 - 20,686
<b>Lot Size:</b>	1.76 Acres

## PROPERTY HIGHLIGHTS

- » Flex/Industrial redevelopment
- » Coming Soon: New finishes throughout
- » Numerous configurations and square footage available
- » Fenced yard/loading court possible
- » Pylon signage available
- » Exposure on Hwy 50 and Main St.
- » HVAC and sprinklers throughout
- » Numerous restaurants, shopping and other amenities close by

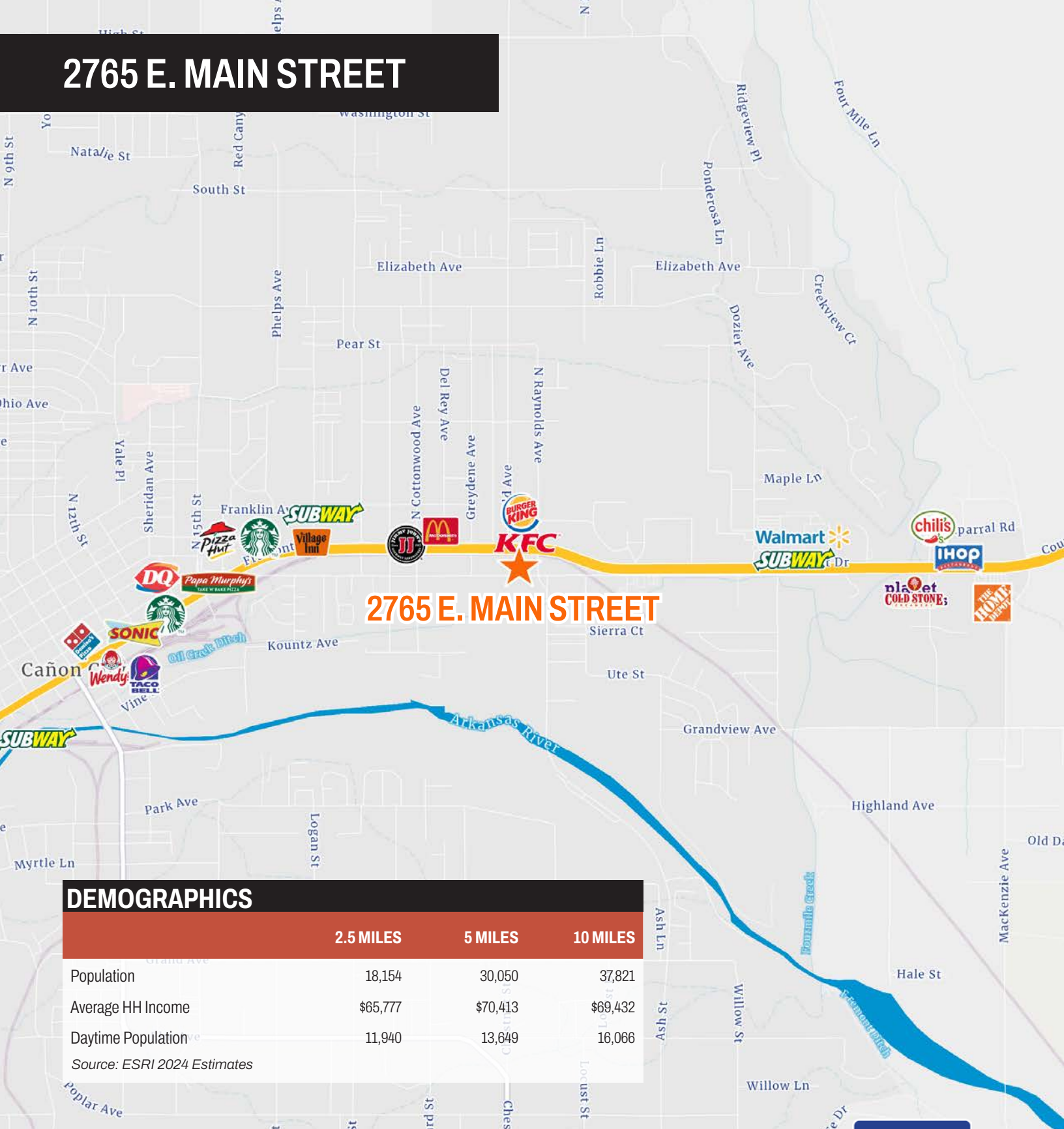
# CONCEPTUAL FLOORPLAN



# RENDERING



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## 2765 E. MAIN STREET

### DEMOGRAPHICS

	2.5 MILES	5 MILES	10 MILES
Population	18,154	30,050	37,821
Average HH Income	\$65,777	\$70,413	\$69,432
Daytime Population	11,940	13,649	16,066

Source: ESRI 2024 Estimates

**MATT KEYERLEBER**

303 309 3522

matt.keyerleber@colliers.com

**Colliers**

4643 S. Ulster St.  
Suite 1000

Denver, CO 80237

colliers.com/denver

+1 303 745 5800

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