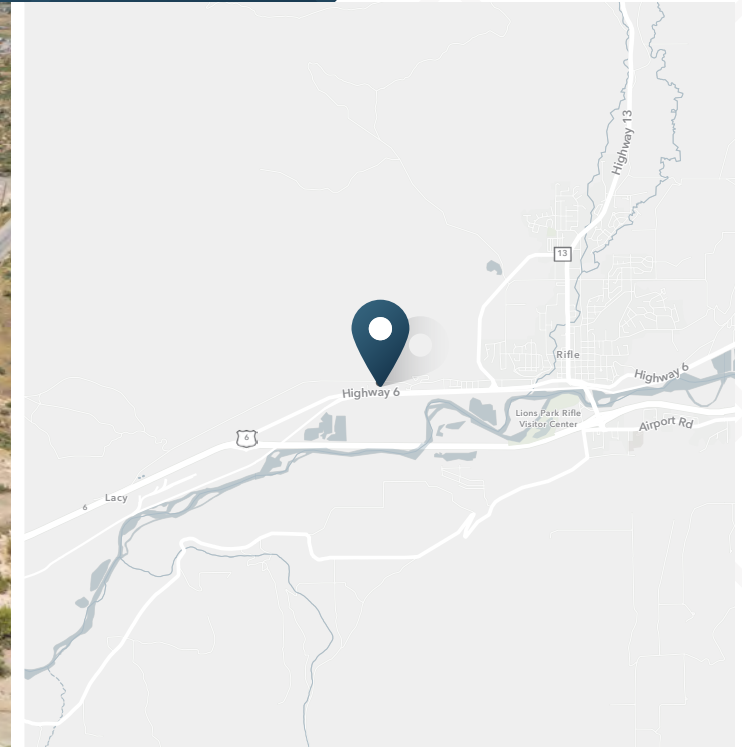


Industrial Building & Adjacent Lot with Storage Facility

173 Oil Ct & 184 Gas Ct | Rifle, CO 81650



FOR LEASE



AVAILABLE

41,566 SF - Industrial Bdg
1.87 AC - with storage facility

RATE

\$12.00/SF

ZONING

LI - Light Industrial

CITY/COUNTY

Garfield County

ABOUT THE PROPERTY

- The property is a 41,566 SF industrial building in the West Rifle Industrial Park
- The building was constructed in 2017 and is located on a 2.18-acre parcel
- Offering includes an adjacent 1.87-acre parcel with 9,762 storage facility built in 2009
- Adjacent parcel and additional land allow for possible expansion of existing building or construction of paved yard area
- The site has a cul-de-sac location, allowing for additional privacy
- The subject property is located very close to Colorado Hwy 6, the major access road through the City of Rifle

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	10,786	13,172	20,126
Daytime Population	9,067	13,330	18,191
Avg. Household Income	\$97,124	\$95,849	\$100,738
Estimated Households	3,690	4,439	6,770

Year: 2023 | Source: Esri

CONTACT

Joe Beck
303.295.4835 | joe.beck@srsre.com

Industrial Building & Adjacent Lot with Storage Facility

173 Oil Ct & 184 Gas Ct | Rifle, CO 81650



Industrial Building & Adjacent Lot with Storage Facility

173 Oil Ct & 184 Gas Ct | Rifle, CO 81650



19,000 VPD



SITE

Grand Army of the Republic Hwy

Swallow Ln



Industrial Building & Adjacent Lot with Storage Facility

173 Oil Ct & 184 Gas Ct | Rifle, CO 81650



SITE

Grand Army of the Republic Hwy

Rifle Bypass

13

6

70

19,000 VPD

00,000 VPD

Graham Mesa Elementary School

Rifle High School

Rifle Middle School

Highland Elementary School

Rifle Commons
Walmart Supercenter
ANYTIME FITNESS
Little Caesars

GRAND RIVER HEALTH

verizon
DUNKIN'
SUBWAY
Burger King
TACO BELL
RODEWAY INN

Aaron's
AutoZone
Hampton Inn

Comfort Inn
McDonald's
Kum & Go

LAQUINTA
Culver's
SONIC
Arby's
Alpine Bank

CONOCO
H&R BLOCK
Wendy's
Kum & Go

CityMarket
Domino's

DOLLAR TREE
WELLS FARGO
STATE FARM INSURANCE

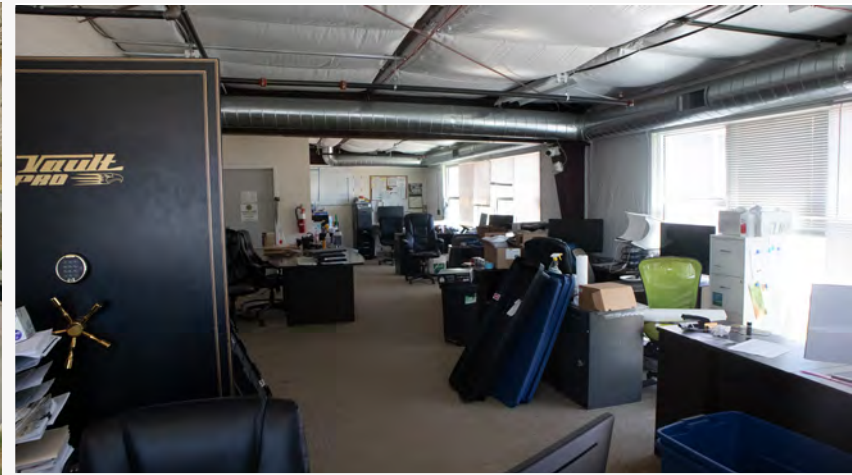
NAPA
U-HAUL

SUBWAY

Kum & Go

Industrial Building & Adjacent Lot with Storage Facility

173 Oil Ct & 184 Gas Ct | Rifle, CO 81650



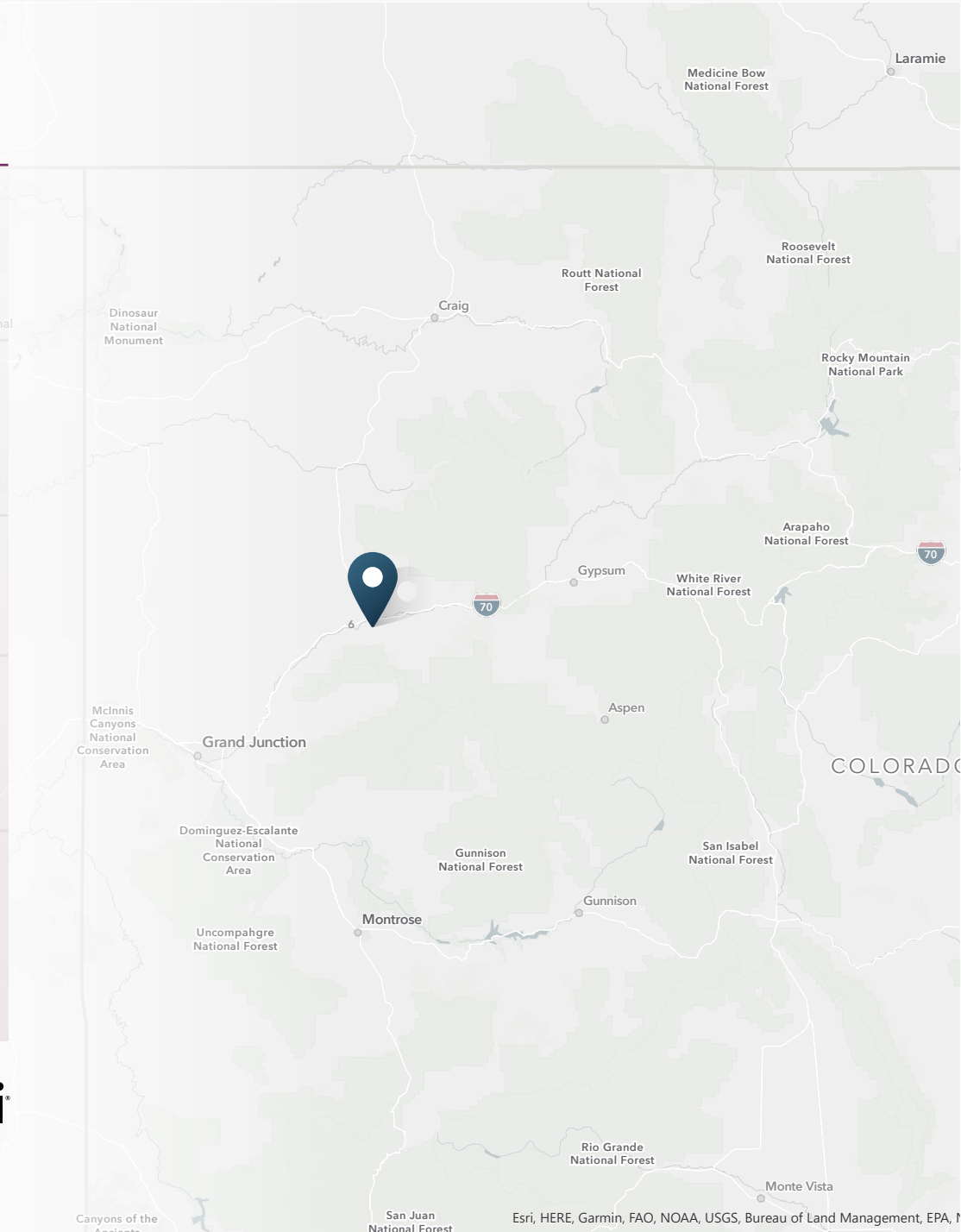
Industrial Building & Adjacent Lot with Storage Facility

173 Oil Ct & 184 Gas Ct | Rifle, CO 81650



DEMOGRAPHIC HIGHLIGHTS

Population	3 Miles	5 Miles	10 Miles
2023 Estimated Population	10,786	13,172	20,126
2023 Projected Population	10,911	13,297	20,139
Projected Annual Growth 2023 to 2028	0.23%	0.19%	0.01%
Daytime Population			
2023 Daytime Population	9,067	13,330	18,191
Workers	4,160	7,220	8,833
Residents	4,907	6,110	9,358
Income			
2023 Est. Average Household Income	\$97,124	\$95,849	\$100,738
2023 Est. Median Household Income	\$79,563	\$78,456	\$81,290
Households & Growth			
2023 Estimated Households	3,690	4,439	6,770
2023 Projected Households	3,738	4,493	6,790
Projected Annual Growth 2023 to 2028	0.26%	0.24%	0.06%
Race & Ethnicity			
2023 Est. White	63%	62%	64%
2023 Est. Black or African American	1%	1%	1%
2023 Est. Asian or Pacific Islander	1%	1%	1%
2023 Est. American Indian or Native Alaskan	2%	2%	2%
2023 Est. Other Races	19%	20%	18%
2023 Est. Hispanic	39%	40%	38%



SOURCE esri



SRS Real Estate Partners
1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800

Joe Beck
303.295.4835
joe.beck@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.