

# INDUSTRIAL COMPLEX IN PUEBLO AVAILABLE NOW

521 SANTA FE DR, PUEBLO, CO 81006

PROPERTY SUMMARY

OFFICE BUILDING FOR LEASE



## PROPERTY DESCRIPTION

Explore the possibilities at 521 Santa Fe Dr, Pueblo, CO, with its expansive yard and three fully renovated buildings. This versatile property is approved for industrial and auto uses, and building one offers potential for retail purposes. With new fencing, a newly resurfaced parking lot, and upgraded commercial sewer, this space is ready to accommodate your business needs. Don't miss out on the opportunity to lease this outstanding property and elevate your operations to new heights.

The broker is disclosing that he is a licensed real estate agent in the state of Colorado and that he has an ownership interest in the property.

## PROPERTY HIGHLIGHTS

- Huge Yard Available with all Three Buildings
- All Buildings Fully Renovated in 2023
- New Fencing
- Newly Resurfaced Parking Lot
- Approved for all Industrial and Auto uses
- Potential Retail Uses for Building One
- Upgraded Commercial Sewer

## OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	1,620 - 2,860 SF
Lot Size:	1.55 Acres
Building Size:	11,054 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	356	1,572
Total Population	89	855	3,674
Average HH Income	\$41,212	\$42,793	\$49,570



JAMIE MITCHELL

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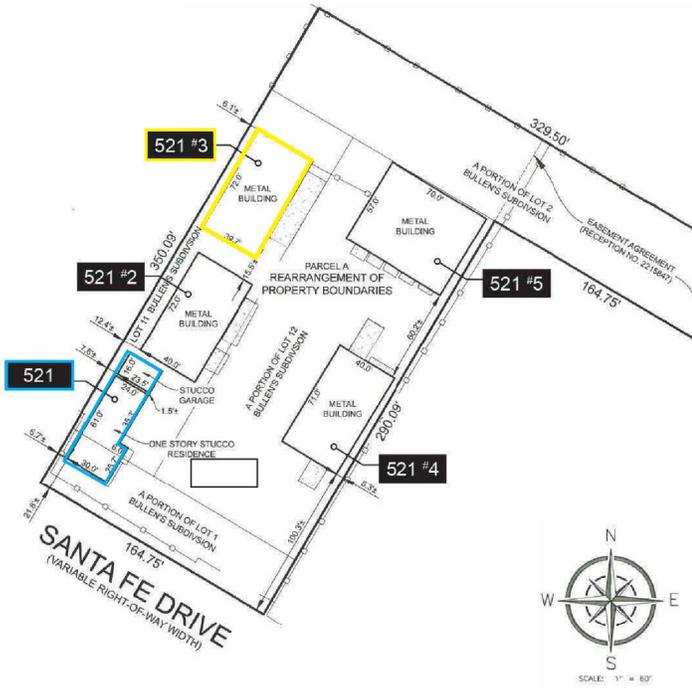
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LEASE SPACES

OFFICE BUILDING FOR LEASE



## LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,620 - 2,860 SF

Lease Term:	Negotiable
Lease Rate:	\$10.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
521 Santa Fe Drive Building 1	Available	1,620 SF	NNN	\$10.00 SF/yr	Versatile space that can be used for retail, office, industrial, car sales or many other uses.
521 Santa Fe Drive Building 3	Available	2,860 SF	NNN	\$10.00 SF/yr	Zoned for industrial use



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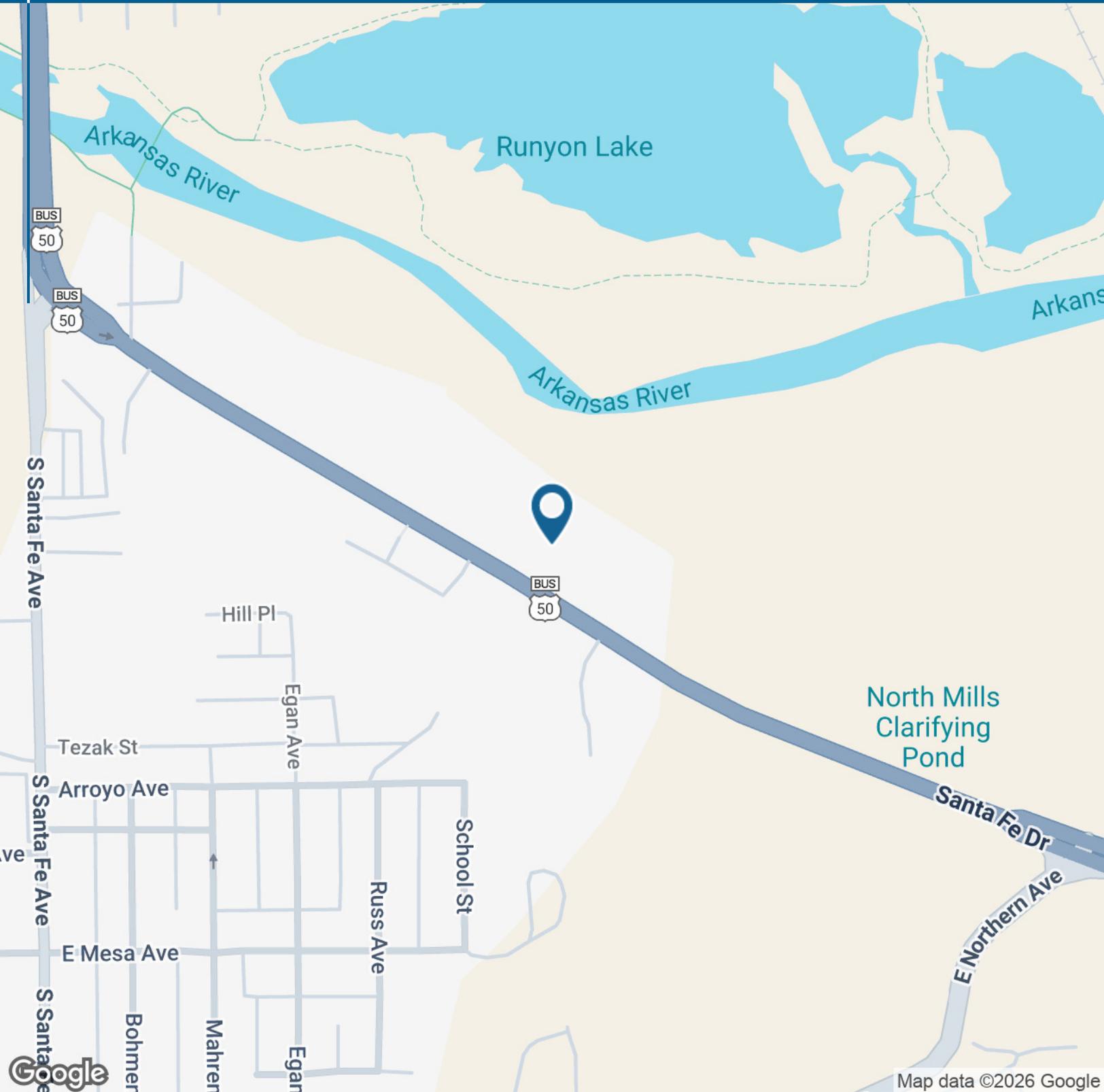
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LOCATION MAP

OFFICE BUILDING FOR LEASE



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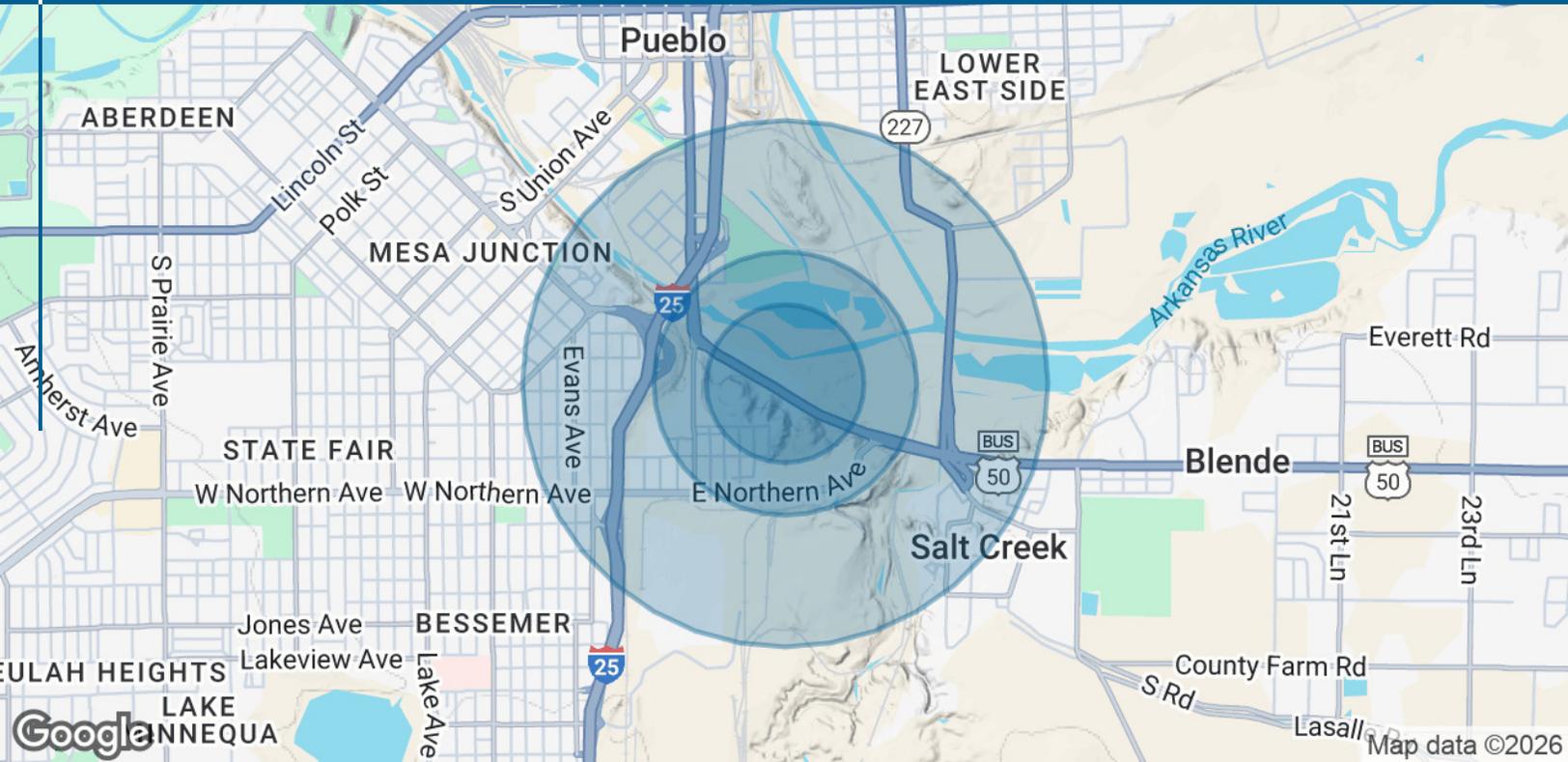
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DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR LEASE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	89	855	3,674
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	356	1,572
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$41,212	\$42,793	\$49,570
Average House Value	\$219,169	\$212,177	\$213,962

Demographics data derived from AlphaMap



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