

Industrial Property For Sale or Lease

11220 HIGHWAY 85-87 • FOUNTAIN, CO 80817

\$1,189,000



11220 HIGHWAY 85-87 features a 5,769 SF building on a 0.44 acre fenced lot with excellent exposure from Interstate 25 and easy access. Available for sale or lease, the property is ideal for a tenant or owner-user seeking a high-exposure location or an investor looking for a strong-performing asset.

Current improvements support marine service and sales, but the flexible layout and zoning allow for numerous alternative uses such as auto repair, contractor trades, storage or distribution.

- Fenced yard - great for storage
- Large warehouse/garage with 16' clear ceilings
- (3) 12' H drive-in doors
- Excellent visibility from I-25 - 48,000 VPD
- Building signage opportunities
- Adjacent to other major industrial users
- **Strong visibility, convenient highway access, fully fenced lot and flexible building configuration make this a rare find in the Fountain submarket!**

BUILDING SIZE:	5,769 SF
SALE PRICE:	\$1,189,000.00 (\$206.10/SF)
LEASE RATE:	\$14.00 / SF + NNN
NNN EXPENSES:	\$1.89 / SF
LAND SIZE:	19,228 SF (0.44 acres)
ZONING:	SO (Small Office/Warehouse District, Fountain)
YEAR BUILT:	1986
PARKING:	50 Spaces
OVERHEAD DOORS:	(2) 12' H X 10' W (1) 12' H X 12' W
POWER:	200 Amps, 208 V
CEILING HEIGHT:	16' in Warehouse
TAX SCHEDULE NUMBER:	5607000003

