

PROPERTY HIGHLIGHTS

453 Commerce St Units 1-5

- **Property Features**

- Brand new, modern office/workspace in central Hayden
- Flexible warehouse capabilities
- Units A1-A3: ~888 sq ft open main level + 312 sq ft loft. Units B1-B2: ~1,056 sq ft + 356 sq ft loft.

- **Design & Function**

- 14' x 12' heavy-duty garage door
- High ceilings and natural light
- Epoxy floors, fresh paint, insulation
- Finished bathroom and utility sink
- High-speed internet

- **Ideal Uses**

- Small business headquarters
- Creative studio or remote work hub
- Professional workshop or secure gear storage

- **Location**

- 6 minutes to Yampa Valley Regional Airport
- 30 minutes to downtown Steamboat Springs