



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

2840 GRANADA BLVD

PUEBLO, CO 81005

FOR SALE | TWO OFFICE/WAREHOUSE BUILDINGS ON 1 AC



SCAN QR OR CLICK HERE TO
VIEW PROPERTY INTRO VIDEO



2840 GRANADA BLVD

PUEBLO, CO 81005



BUILDING SIZES

BLDG A: 6,117 SF
BLDG B: 10,000 SF



SITE AREA

1.0 AC



PURCHASE PRICE

\$3,132,500
(\$175.00/SF)



YEAR BUILT

BLDG A: 1973
BLDG B: 2016



ZONING

I2



CLEAR HEIGHT

BLDG A: 16'
BLDG B: 18-24'



TOTAL LOADING

BLDG A: 10'x12'
BLDG B: 12'x12'



POWER

BLDG B:
480V 3PHASE



SOLAR

54 PANEL
ARRAY

FOR SALE

OWNER/USER OR INVESTMENT

PURPOSE-BUILT FOR PRODUCTION, STORAGE & DISTRIBUTION

2840 Granada Boulevard offers a highly functional $\pm 17,900$ SF two-building industrial property on approximately 1 acre in Pueblo's established industrial market. Zoned I-2, the property is well suited for an owner/user seeking a combination of production, warehouse, storage, and office space within one secure site. The improvements consist of Building A at $\pm 5,900$ SF and Building B at $\pm 12,000$ SF, providing flexibility to separate different operational functions while keeping everything in one location.

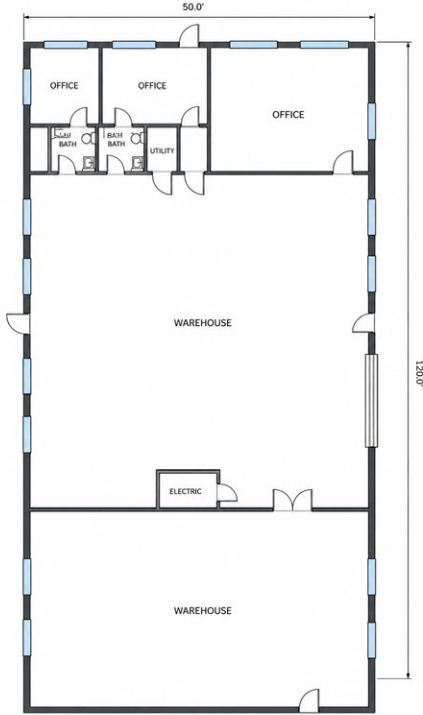
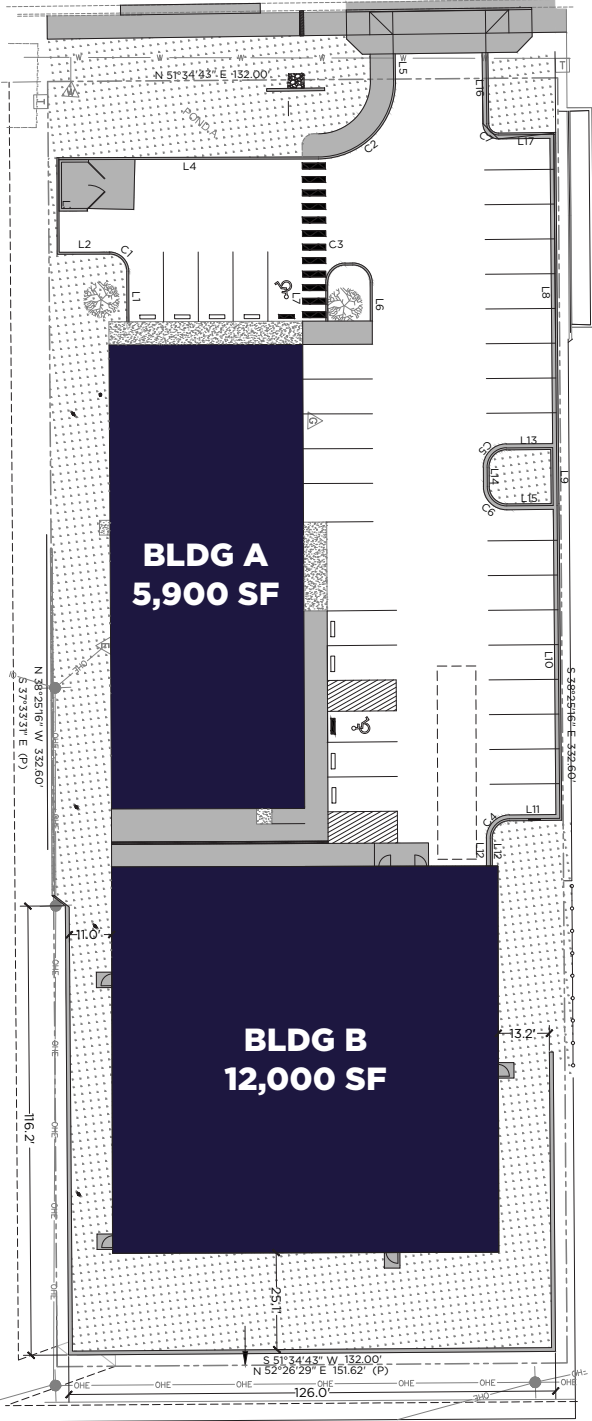
Building A is configured for production and includes functional office space, approximately 16' clear height, a 10' x 12' drive-in overhead door, evaporative cooling, and a 54-panel rooftop solar array. Building B provides the heavier industrial capabilities, including 480-volt three-phase power, 18'-24' clear heights, radiant warehouse heat, office HVAC, existing industrial racking, and approximately 2,000 SF of load-bearing mezzanine storage.

The property also features a fully fenced and gated loading area, extensive concrete loading and parking areas, strong truck circulation, and secure outdoor space suitable for equipment, fleet vehicles, or additional operational storage. Its location provides convenient connectivity to Pueblo Boulevard, I-25, and Highway 50, allowing efficient access throughout Pueblo, Southern Colorado, and the Front Range.

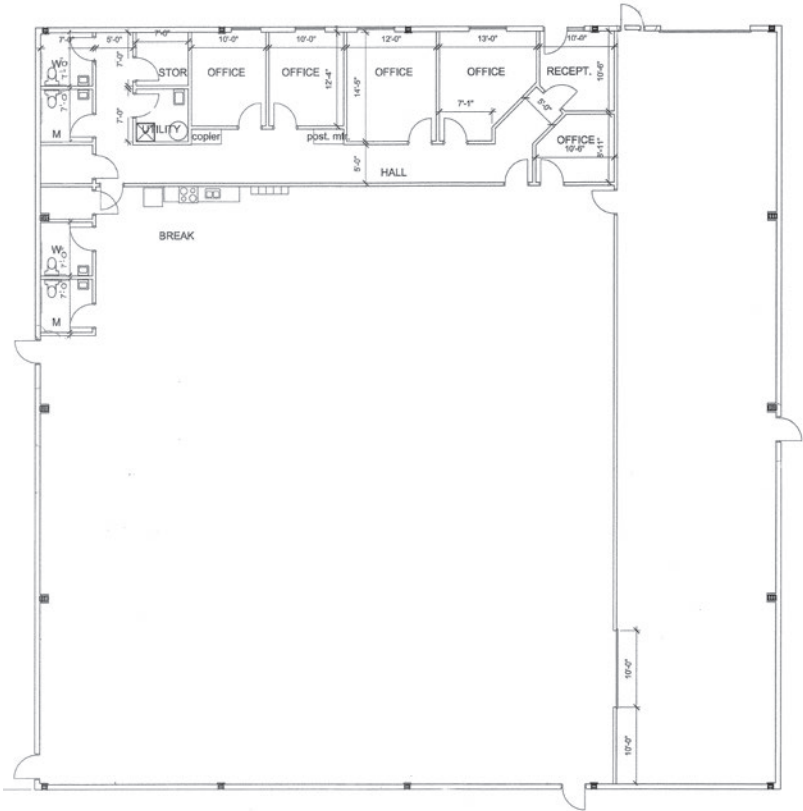
With its combination of production space, warehouse capacity, heavy power, secure yard area, and existing industrial infrastructure, 2840 Granada Boulevard is a strong owner/user opportunity for manufacturing, fabrication, assembly, distribution, service contractors, and other industrial operations.



SITE PLAN & FLOOR PLANS



BLDG A: 5,900 SF



BLDG B: 12,000 SF



Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.



**DRIVE
TIMES**



3 Min. | I-25



12 Min. | North Pueblo



22 Min. | Pueblo West



45 Min. | Colorado Springs

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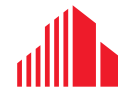
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