

# FOR SALE

1760 Gunnison Avenue | Delta

Industrial Office/Warehouse



## OVERVIEW:

- 8,188 S/F office warehouse on 7.02 acres  
1,188 SF office space includes reception area, 2 offices, conference and break rooms
- 7,000 SF warehouse/manufacturing  
18' ceilings, (6) 16' overhead doors, 10 ton Crane and 3 Phase power
- Great access to US Hwy 50 and CO Hwy 92
- Property can be easily subdivided into three parcels
- CBD extract & manufacturing equipment

**OFFERED AT: \$3,500,000**

## TRAFFIC COUNTS:

|            |                  |             |
|------------|------------------|-------------|
| Highway 92 | East of Property | 12,000 AADT |
| Highway 92 | West of Property | 14,000 AADT |

## DEMOGRAPHICS:

|                    | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------------|----------|----------|----------|
| Current Population | 3,902    | 9,689    | 11,492   |
| Median HH Income   | \$38,450 | \$43,443 | \$45,244 |
| Total Businesses   | 389      | 581      | 635      |

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