

# Pueblo Industrial Buildings

1045 & 1049 S Santa Fe Avenue  
Pueblo, CO 81006

## For Lease

3,200 - 6,708 SF Available  
Previous Ryder Trucking &  
3R Technology Solutions

# **Outside Fenced Storage!**



**Randy Churchill Dowis**

o: 719 650 1332

e: dowis@highlandcommercial.com

**Mark Useman**

o: 719 231 7400

e: useman@highlandcommercial.com

**John Benson**

o: 719 663 0027

e: benson@highlandcommercial.com

**Megan Mechikoff**

o: 812 525 6151

e: mmechikoff@highlandcommercial.com

# PROPERTY INFORMATION

## 1045 S SANTA FE AVENUE

- Former 3R Technology Solutions
- 6,708 SF Office/Warehouse Building
- 2+ Acre Lot
- Power 3 Phase
- Dock High Door
- New TPO Roof & New HVAC in Offices

## OFFERING SUMMARY

<b>Lease Rate</b>	<b>\$7.00 PSF, NNN</b>
-------------------	------------------------

## 1049 S SANTA FE AVENUE

- Former Ryder Trucking
- 2,600 SF Industrial Building
- 600 SF Office Building (2 Offices, Restroom Package)
- 2.25 Acre Fenced Lot
- Four (4) 12'x14' Ground Level Doors Drive-Thru Access
- Clear Height ±18 Ft
- Power 110/280 Volts | 3 Phase

## OFFERING SUMMARY

<b>Lease Rate</b>	<b>\$13.50 PSF, NNN</b>
-------------------	-------------------------

# PROPERTY HIGHLIGHTS

- Estimated NNN Expenses \$2.00 PSF
- ADDITIONAL ACREAGE AVAILABLE FOR MORE STORAGE
- Strategically Situated between Santa Fe Avenue & I-25
- Excellent Visibility from I-25 with Easy Access to I-25
- Minutes South of Downtown Pueblo





# Pueblo Industrial Buildings

## 3,200 - 6,708 SF AVAILABLE FOR LEASE



**Randy Churchill Dowis**

o: 719 650 1332

e: dowis@highlandcommercial.com

**Mark Useman**

o: 719 231 7400

e: useman@highlandcommercial.com

**John Benson**

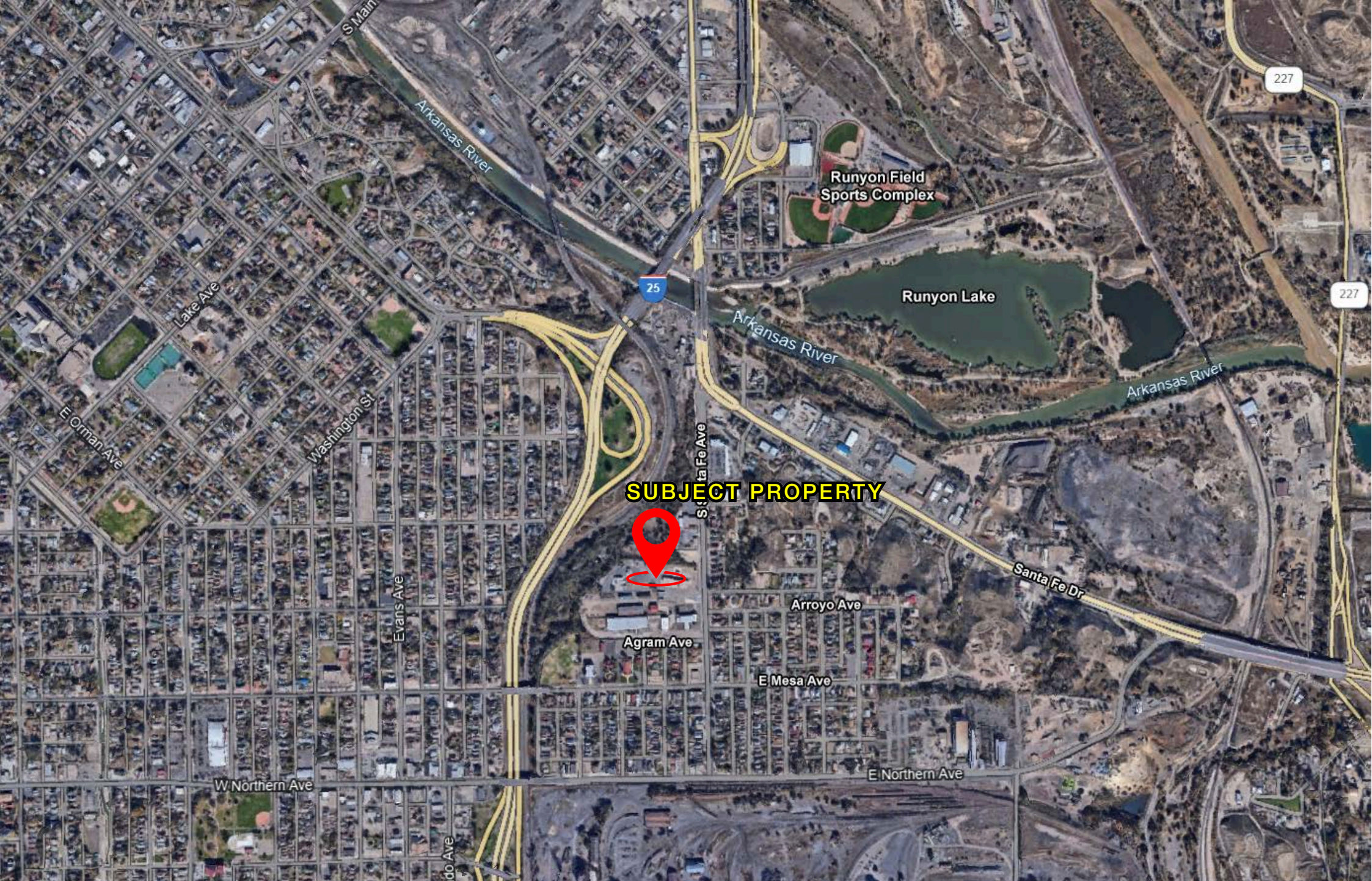
o: 719 663 0027

e: benson@highlandcommercial.com

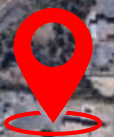
**Megan Mechikoff**

o: 812 525 6151

e: mmechikoff@highlandcommercial.com



**SUBJECT PROPERTY**



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. THE ABOVE INFORMATION WHILE NOT GUARANTEED WAS SECURED FROM SOURCES, WE BELIEVE TO BE RELIABLE.

