

INDUSTRIAL FOR SALE

3409 1ST STREET S

LAMAR, CO 81052



TRANSWORLD®
Commercial Real Estate



FOR SALE - \$425,000

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



PRESENTED BY:

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SECTION I

Property Summary



PROPERTY SUMMARY

3409 1st Street S
3409 1st Street South | Lamar, CO 81052



Design Highlights

Price:	\$425,000
Building Type:	Industrial/Flex
Building SF:	6,600
Year Built:	1985/2002
Lot Size:	.43 AC
Zoning:	I-1 (Light Industrial)
Stories:	1 w/Mezzanine
City:	Lamar
County:	Prowers

Property Overview

3409 1st Street South is a light-industrial property with proven use as a cabinet manufacturing facility. Includes a spacious shop area plus a fully finished mezzanine office to support management and administrative needs. A great opportunity for owner-operators seeking immediate operational capability.

Location Overview

3409 1st Street S sits in the Willow Creek industrial area on the south side of Lamar (Willow Creek Industrial One subdivision), placing the property inside a light-industrial cluster well suited for manufacturing, storage and distribution. Located near U.S. Highway 50 (east-west) and U.S. Highways 287 and 385 (north-south), this property gives direct routes toward Pueblo and the Front Range to the west, Amarillo/Amarillo area to the south, and Kansas/Nebraska markets to the east and north. The highway network makes the site convenient for local and regional distribution.

SECTION II

Photos



PROPERTY PHOTOS

3409 1st Street St S
3409 1st Street South | Lamar, CO 81052



PROPERTY PHOTOS

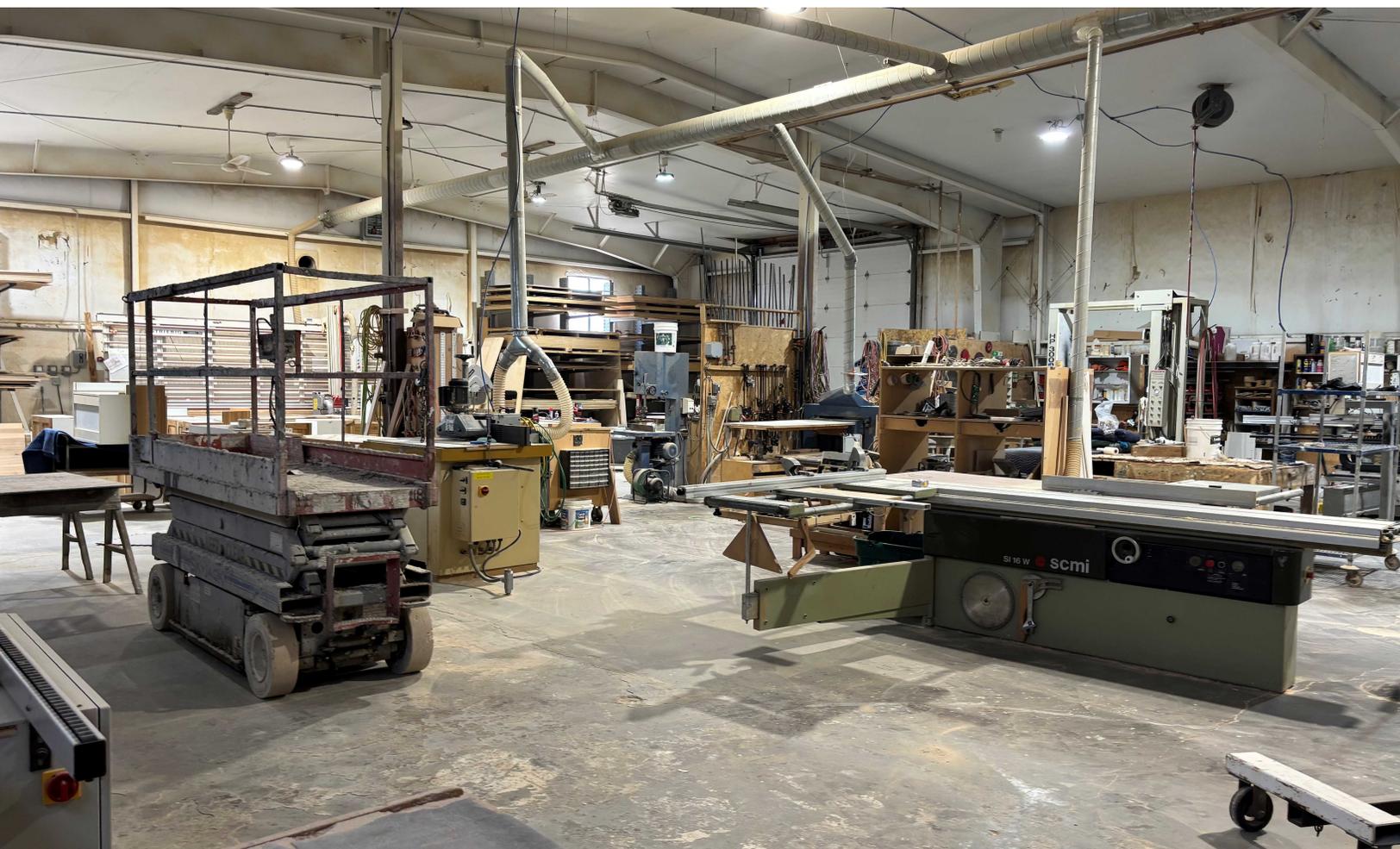
3409 1st Street St S
3409 1st Street South | Lamar, CO 81052



PROPERTY PHOTOS

3409 1st Street St S

3409 1st Street South | Lamar, CO 81052



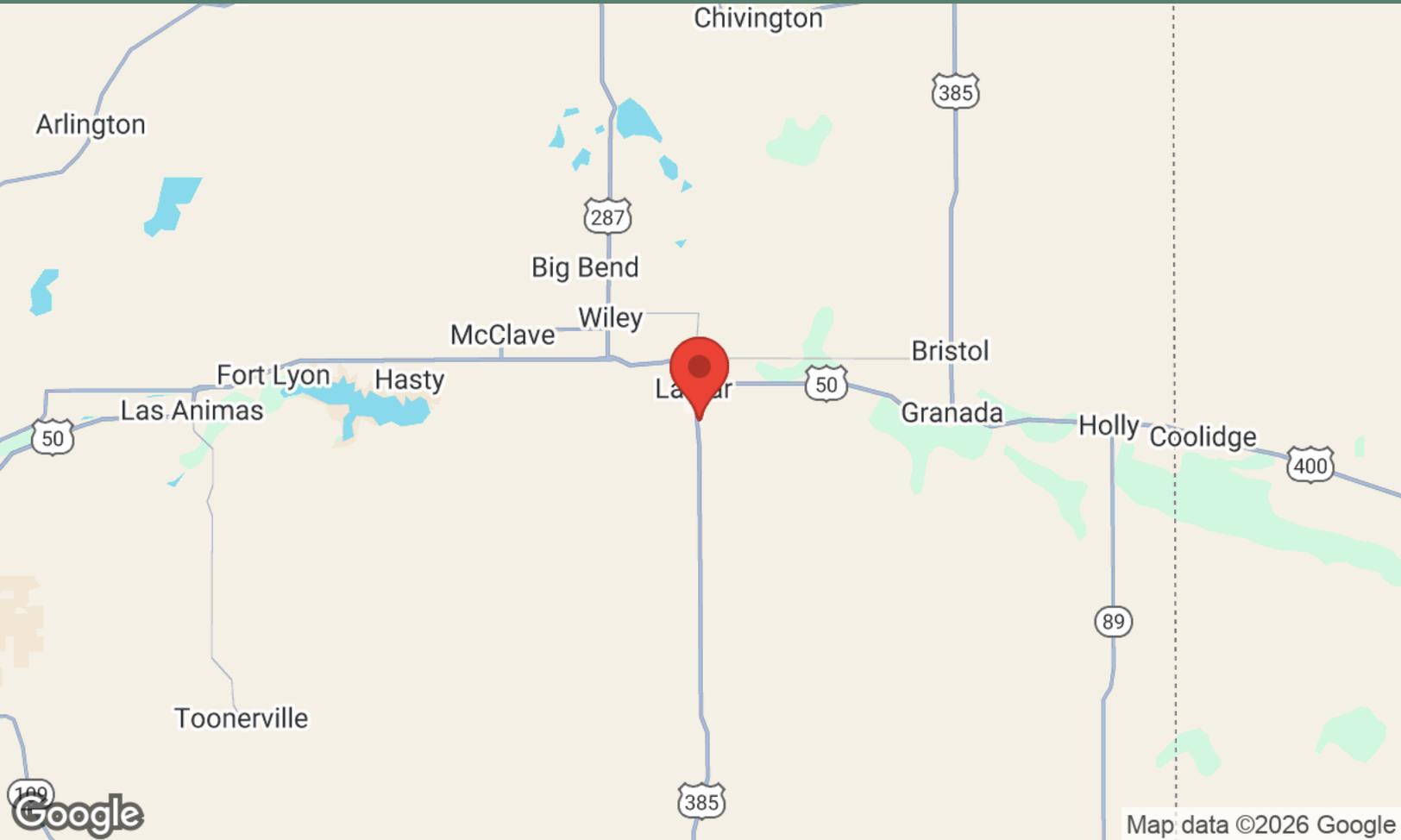
SECTION III

Maps / Demographics



LOCATION MAPS

3409 1st Street S
3409 1st Street South | Lamar, CO 81052



BUSINESS MAP

3409 1st Street S
3409 1st Street South | Lamar, CO 81052



 Love's Country Store

L Lamar Municipal Airport – LAA

 Tractor Supply Co.

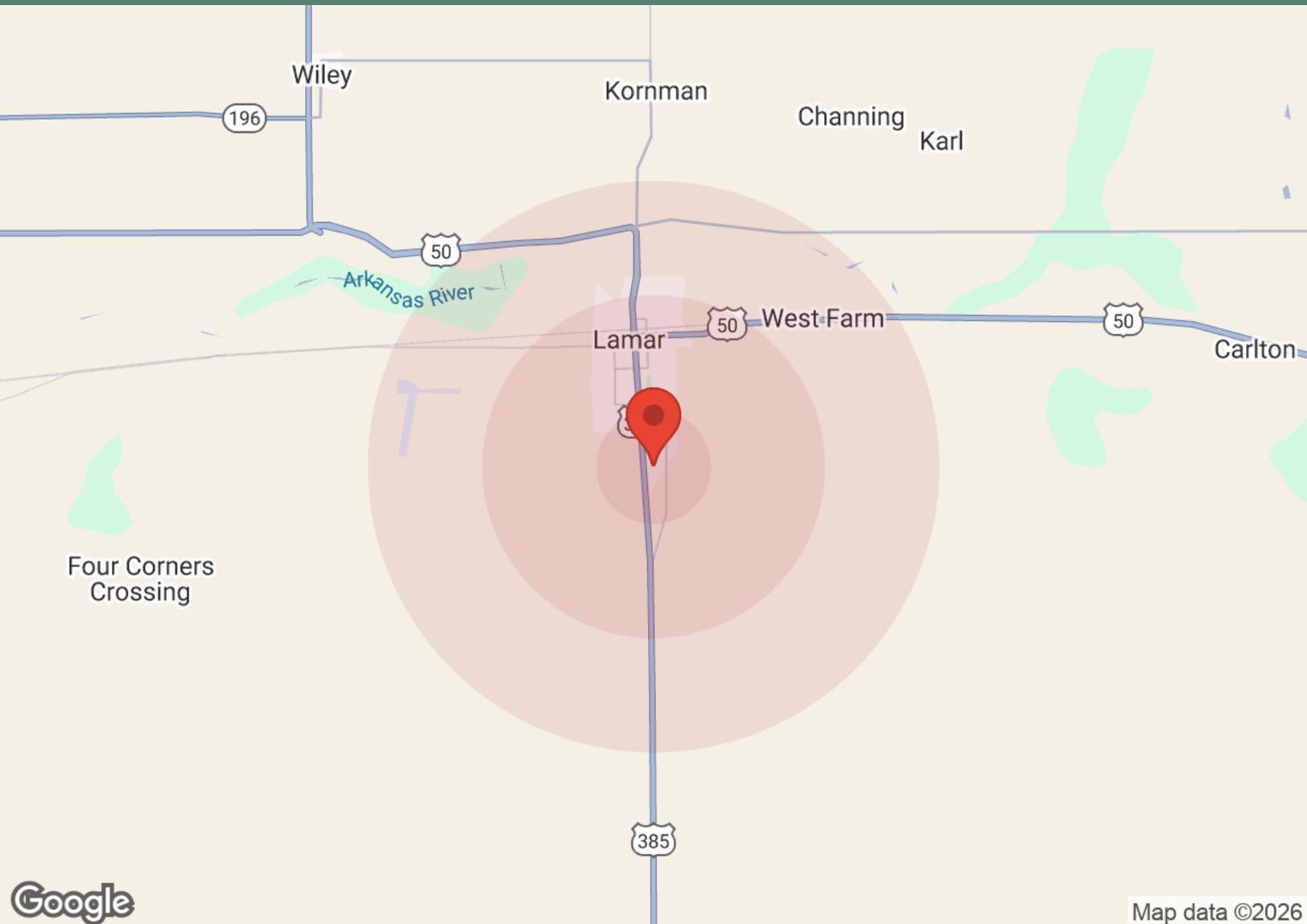
 Frontier Bank

 Walmart Supercenter

Prowers Medical Center / High Plains Clinic

DEMOGRAPHICS

3409 1st Street S
3409 1st Street South | Lamar, CO 81052



Map data ©2026

Population	1 Mile	3 Miles	5 Miles
Male	422	3,952	4,168
Female	382	3,756	3,965
Total Population	804	7,708	8,133

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	167	1,656	1,748
Ages 15-24	171	1,265	1,329
Ages 25-54	254	2,620	2,759
Ages 55-64	79	790	844
Ages 65+	134	1,380	1,452

Race	1 Mile	3 Miles	5 Miles
White	442	4,200	4,441
Black	16	66	71
Am In/AK Nat	7	57	60
Hawaiian	N/A	4	4
Hispanic	322	3,210	3,378
Asian	2	16	19
Multi-Racial	12	142	147
Other	3	13	14

Income	1 Mile	3 Miles	5 Miles
Median	\$72,684	\$65,303	\$65,482
< \$15,000	34	348	361
\$15,000-\$24,999	18	194	211
\$25,000-\$34,999	16	321	336
\$35,000-\$49,999	55	378	397
\$50,000-\$74,999	26	435	461
\$75,000-\$99,999	28	475	504
\$100,000-\$149,999	68	515	540
\$150,000-\$199,999	8	104	116
> \$200,000	39	198	205

Housing	1 Mile	3 Miles	5 Miles
Total Units	329	3,519	3,710
Occupied	293	2,967	3,134
Owner Occupied	214	1,799	1,920
Renter Occupied	79	1,168	1,214
Vacant	36	551	577

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC



Broker