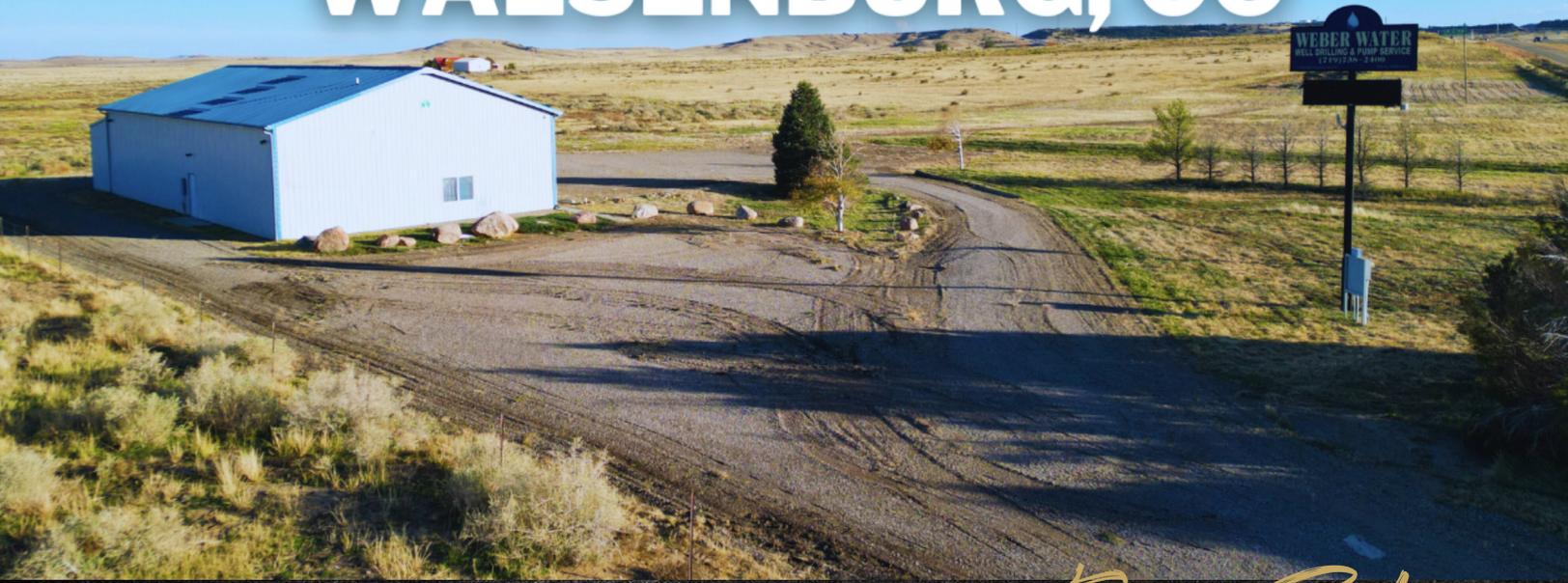


ONE



WALSENBURG, CO



WAREHOUSE/OFFICE FOR SALE OR LEASE

For Sale or Lease

**14088 INTERSTATE 25
WALSENBURG, CO 81089-8618**

Warehouse & Office

SALE OFFERED AT
\$390,000

LEASE OFFERED AT
\$3,900 NNN

Building Size: **3,360 SF**

ACRES: **5**

PROPERTY TYPE: **WAREHOUSE/OFFICE**

BAY DOORS: **3**

BATHROOMS: **1.5**

Prime commercial warehouse/office is located off exit 52 in Walsenburg, on the highway I-25 frontage road. visible electric signage, near the I-25 business loop, and HWY160—serving as the gateway to traffic in all directions through the Spanish Peaks region and Southwestern Colorado. The property sits on 5+/-acres and includes a 80'X42' warehouse with office space, including insulated shop with restroom and shower; work basin for shop staff; a loft for additional storage; 3 bays and overhead doors with a reinforced concrete foundation that can easily accommodate large trucks. There is an extended overhang on the back and side that adds additional storage. The office area is 15% of the building square footage with a restroom and "high-end" efficiency electric heat system. The building has a metal roof and siding for easy maintenance.



Opportunities like this property are quite rare, having several key conditions in its favor to give any business an advantage. This property sits along the municipal boundary but falls within the unincorporated Huerfano county agricultural zoning district, meaning you get a close proximity to a growing population, with much less of the usual restrictions you would find within the city zoning area.

With unlimited potential, and the lenient unincorporated zoning, the county and city are eager to work with the future owner to approve a wide variety of uses along with Colorado Rural Economic Boost business grants and tax credits that are available as part of growth initiatives.

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INCLUDING BUT NOT LIMITED TO:

LIGHT INDUSTRIAL

MARIJUANA

TRUCKING

VEHICLE SERVICE

TRANSPORTATION

TOWING

LOGISTICS FACILITIES

UTILITY SERVICES

SMALL AG CROP PRODUCTION

PROFESSIONAL SERVICE OFFICE

WHOLESALE DISTRIBUTION

FACILITIES

LIGHT MANUFACTURING

