



#### OFFERING SUMMARY

Sale Price:	\$879,000
Lot Size:	1.0 Acre
Building Size:	7,500 SF
APN:	05-070-10-001
Year Built:	2006

#### PROPERTY DESCRIPTION

Introducing a prime opportunity for an Industrial/Flex investor or owner-user. This well-constructed and very clean 7,500 SF steel building was built in 2006 and exhibits easy access to Hwy 50 with its Pueblo West location. This property is well maintained and offers a versatile layout as it could be used by a single user or easily multi-tenanted with leasing options to two or three tenants. With its strategic location and solid construction, this property presents an enticing proposition for companies or investors seeking a robust industrial real estate opportunity in a growing commercial landscape. The property currently has an MMJ MIPS lab of which could be negotiated with its license along with the property.

#### PROPERTY HIGHLIGHTS

- Concrete Drives and Parking Apron
- Three 14' Overhead Doors
- Nicely Appointed Office Space with Break Area
- Parcel can be accessed from Silicon and Mirners Trail
- MMJ MIPS Lab - Negotiable

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# 43 N SILICON DRIVE

Pueblo West, CO 81007

*Office/Warehouse Flex Property For Sale*



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