



FOR LEASE

11,057 SF Truck Maintenance Bldg. On 1.38 Acres

806 Cedar Street | Hudson, CO 80642



CONTACT:

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806 CEDAR STREET

OFFERING SUMMARY

Available SF:	11,057 SF
Lease Rate:	\$7,500.00 per month (MG)
Lot Size:	1.38 Acres
Building Size:	11,057 SF
Grade Level Doors:	10'-18' clear
Drive In Loading:	Yes
Zoning:	Business District
Heavy Power:	Yes

PROPERTY HIGHLIGHTS

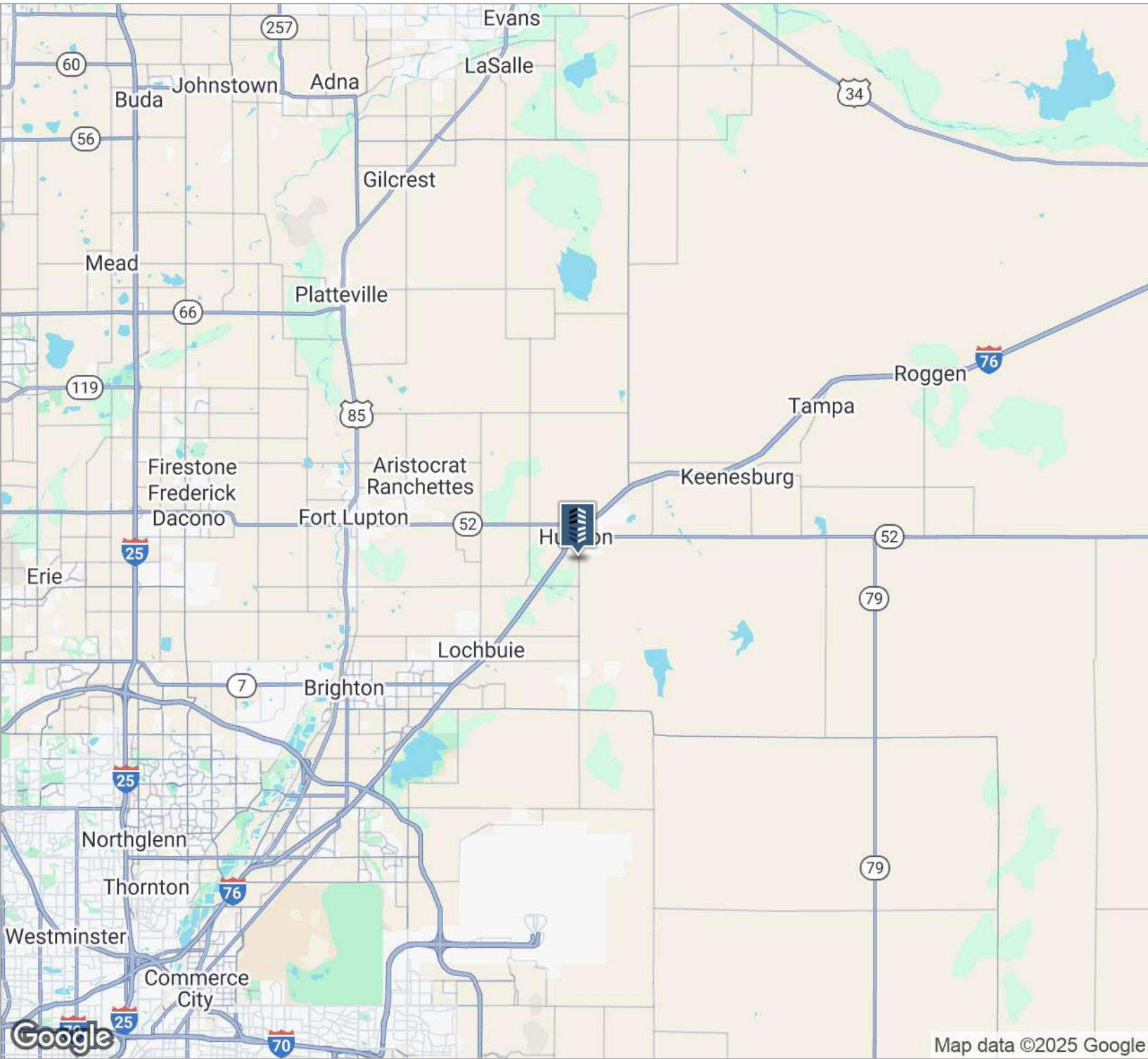
- Two buildings (10,377 SF and 680 SF) on a large 59,870 square foot lot
- Zoned "Business District" in downtown Hudson Colorado
- Zoning allows retail, auto/truck repair*, small engine sales/repair, live/work and more!
- Located at Exit 31 on I-76 (approximately 30 minutes from Denver)
- Lease rate reduced from \$10,000/mth MG to just \$7,500/mth MG
- Eleven drive in loading doors
- Existing caretaker space for live/work if desired.
- Great exposure to and easy access from I-76 in Hudson
- Huge monument signage on I-76

11,057 SF TRUCK MAINTENANCE BLDG. ON 1.38 ACRES





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