



**2127 Airport Road | Rifle, Colorado 81650 | \$4,750,000**

**27,461 sq. ft. building constructed with insulated metal panels.**

**2.394 flat acres with airport road exposure.**

**Full fire suppression system installed.**

**3 phase electric 480/800 amp.**

**Approx. 11,200 +/- sq. ft.**

**Extensive food processing and cold storage/freezer buildout.**

**USDA permitted and monitored USDA meat processing facility.**

**Convenient access to I-70.**

**Centrally located between Denver and Salt Lake City.**

**Price includes real estate, FFE, permitting.**

**Lease for \$12 sq. ft. yr. NNN**

### **2135 Airport Road**

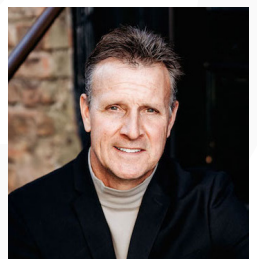
**Adjacent 1.94 acre lot available for a combined sale price of \$490,000 + \$4,750,000**

**Lot for sale separately for \$675,000, not contingent on the purchase of the building.**

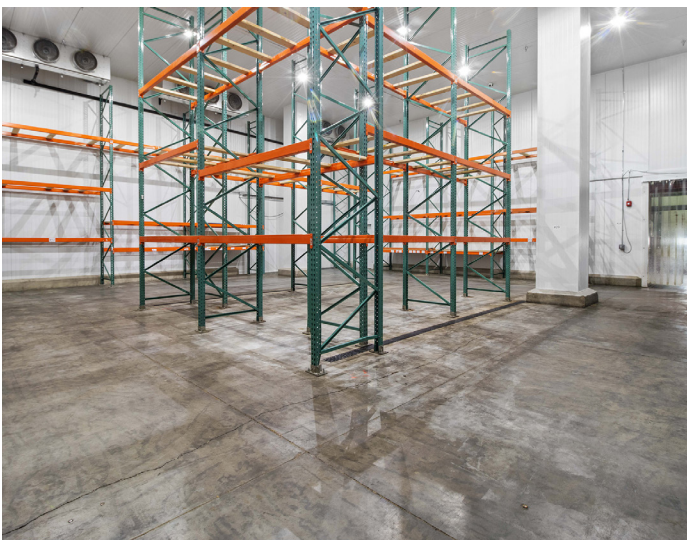
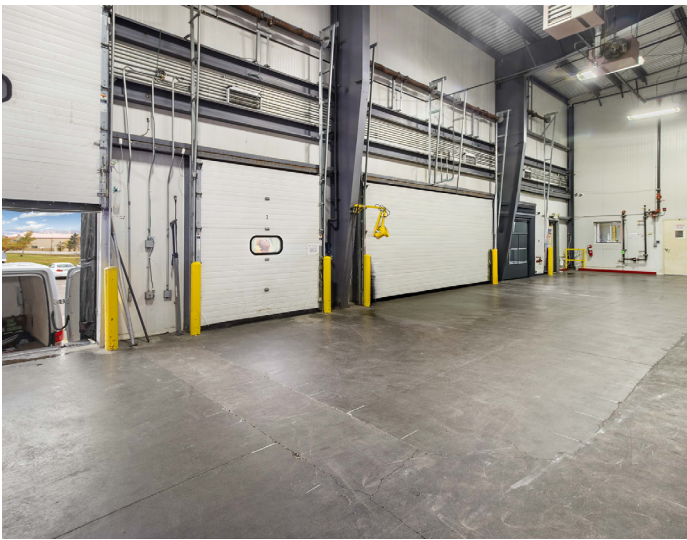
**Tom Barnabic**  
Broker Associate

cell: 970.274.2351

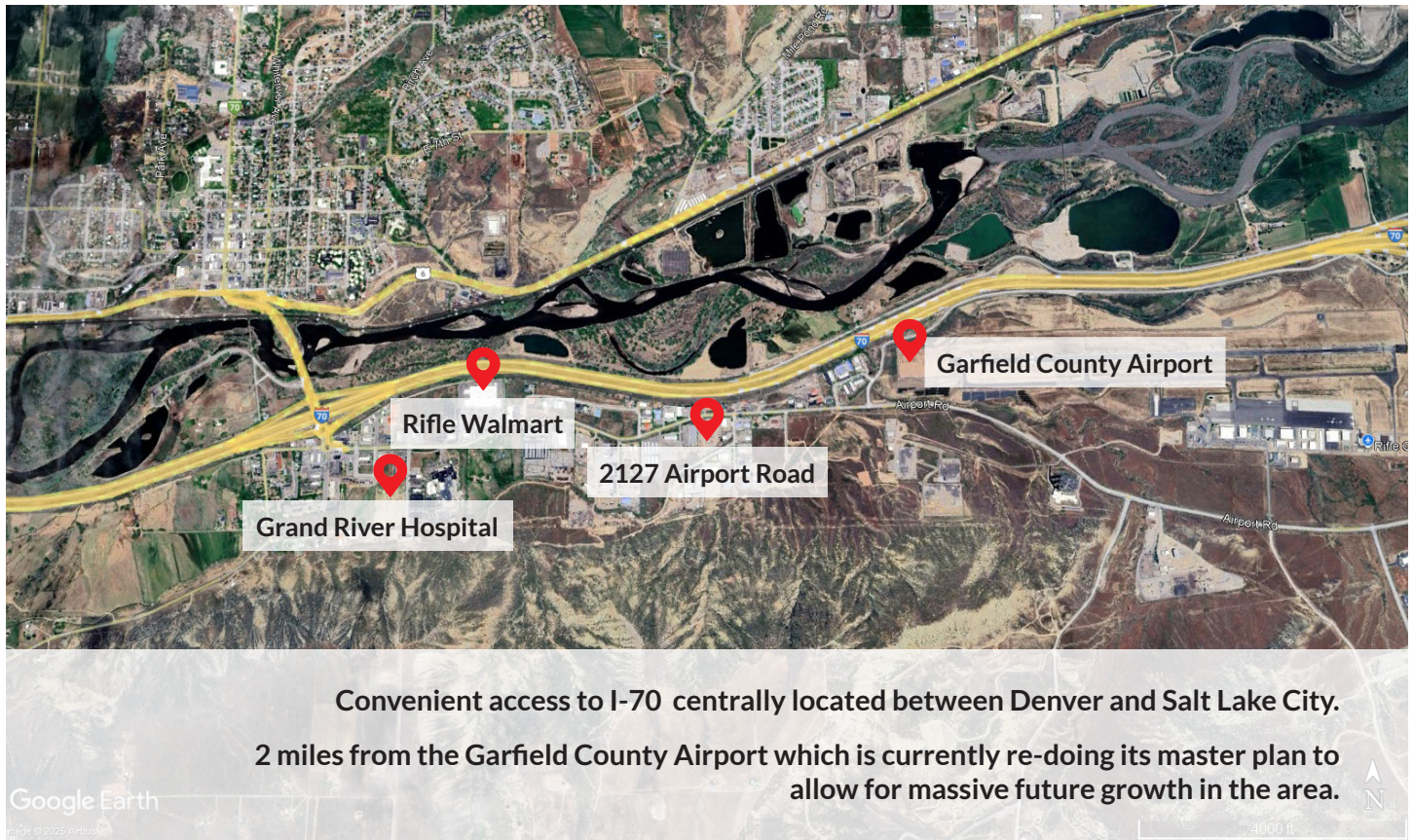
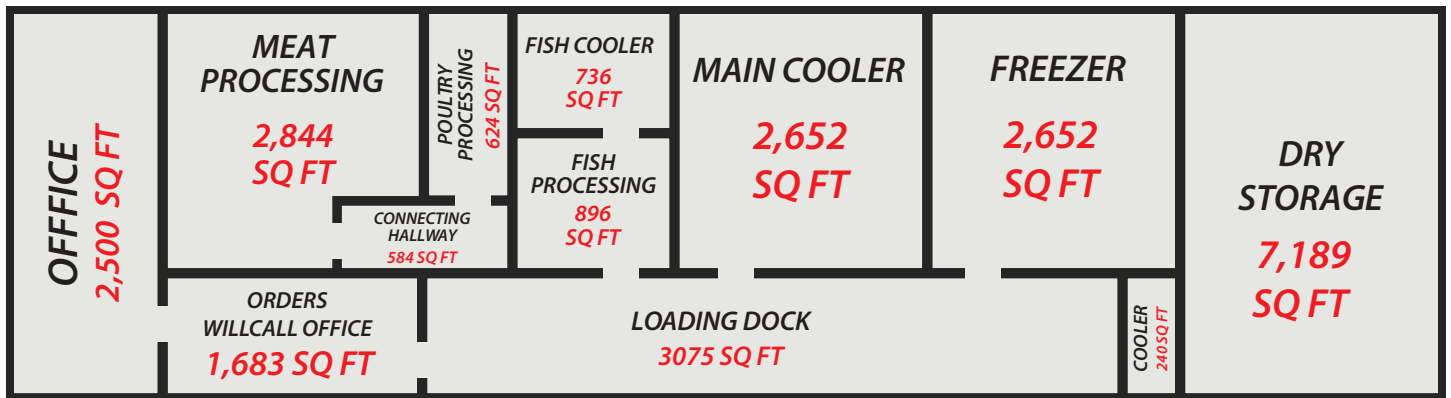
tom@tombarnabic.com





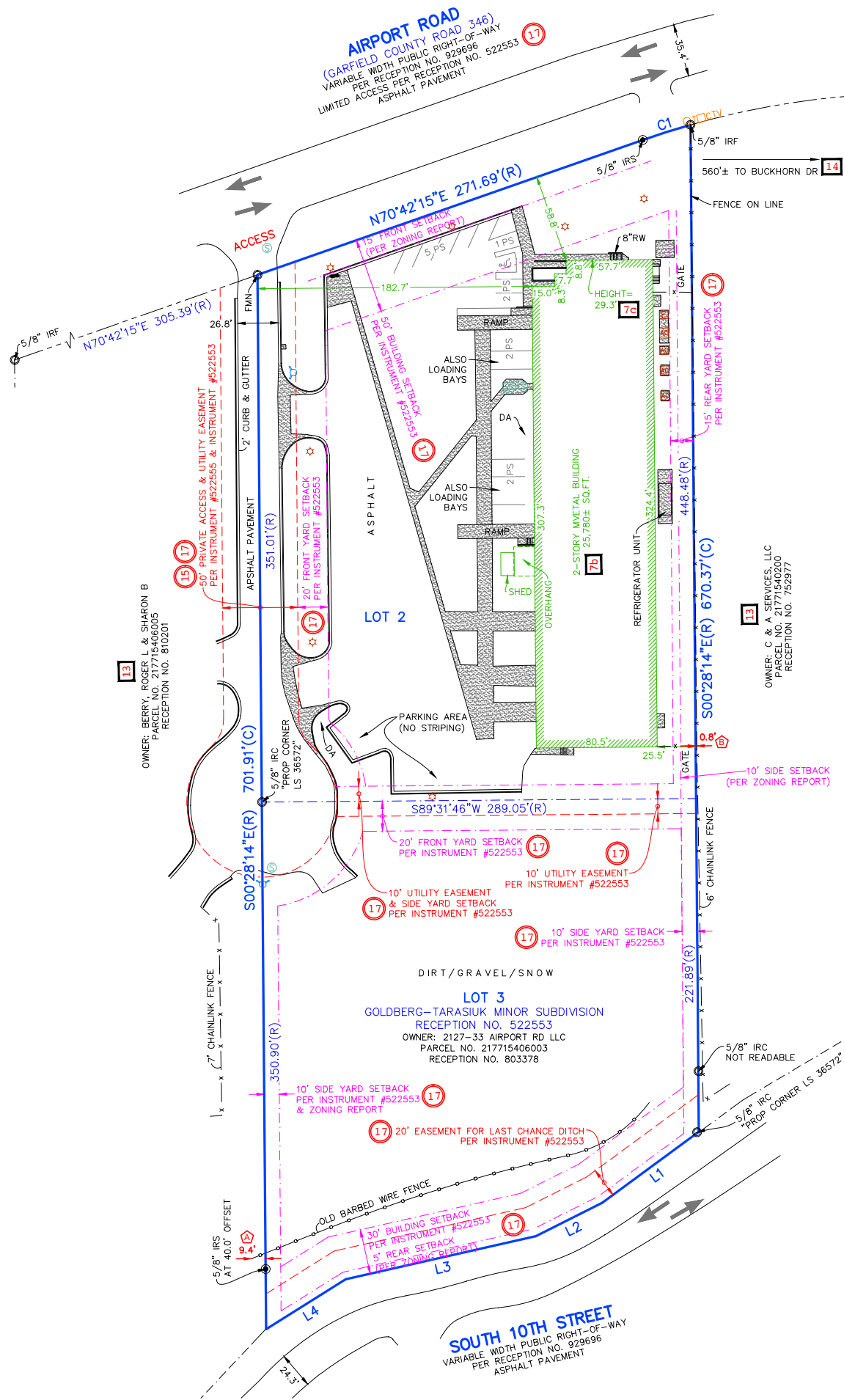














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