











MLS#	20253403	Status	A	List Price	\$3,595,000	1944 Airport Road	Rifle	81650-0...
				Building Type Industrial, Manufacturing, Of...		Unit #		
				Zoning LI PUD		Area Rifle		
				Year Built 2023		Subdivision Name N/A		
				Year Remodeled		Taxes 48,502.92		
				# of Levels 2		Tax Year 2024		
				Available SqFt 14,024		Parcel # 2177-154-07-051		
				Location Business Park		Total Acres 1.46		
				On St Prkng		Lot Size D: 1-1.99		
				Off St Prkng Spc 20		Lot Dimensions 233 x 340		
				Driveway/Prkng Paved Parking Area		Lot Size Source Assessor		
				Price per Sqft 15.00		Rented Lot No		
				Lot Description 150' + Frontage		Fronts S		
				Apx Irrig Acres		Elevation 5,300		
				Irrig District		Current Use COM		
				Irrig Water N		Sp Assessment N		
				Irrig Desc		Sp Asmnt Desc N/A		
								
       								
CIC		CIC Dues		CIC Frequency		CIC Web Address		
CIC Includes None								
Leased Yes		Lease Expires		Type/Terms Triple Net		Lease Includes Building & Land		
Sale Includes Building & Land				NOI 216,100...		Cash on Cash Cap Rate 6%		
Equipment Includes Other-See Remarks								
		Main Lvl SqFt		Upper Lvl SqFt		Lower Lvl SqFt		Basement SqFt
Office/Retail/Misc		0		2144		0		0
Warehouse		11,880		0		0		11,880
								Total SqFt 2144
								Total Bldg SqFt 14024
Doc Hi No		# Doc Hi Doors		Overhead Doors Yes		# Overhead Doors 4		
Eave Height 18				Rail Frontage		Rail Spur		
Energy Rated				Energy Rating		Features		
Miscellaneous								
Street Desc/Access City/Town								
How Built SITE				3 Phase Y				
Construction Metal Frame				Amperage 250				
Exterior Siding Metal				Volts				
Roof Metal				Electric Company Xcel				
Bsmt/Foundation Slab				Gas Co Xcel				
Floor Concrete, Luxury Vinyl Planking				Water Company Rifle				
Fuel Natural Gas				Sewer Sewer Installed				
Heating Type Forced Air, Space Heater				Sewer Company RIFLE				
Cooling Type Evaporative Cooler, Refrigerated Central Air				Docs Available Leases, Other-See Remarks				
Access/Med Incl Grab Bars Toilet, Other - See Remarks								
Seller Name Owner				Seller Licensed N				
Sale Type N/A		Real Estate Incl Yes		Avail for Auction No		Possession Brkr Rltn DOD+Funding Seller's Agent		
Terms Cash, Conventional				Showing Desk 970-892-2200				
Directions		I-70 to east Rifle exit, south to second round about then east on Airport Road, approximately 1/2 mile to site on your left						
Public Remarks		New Commercial Warehouse in Rifle, CO with over 14,000 SF, fenced yard space, and I-70 visibility and access. Sitting on nearly 1.5 Acres, the building has appx 12k sf oh high-eave shop with four (4) 14' OH doors & 3phase power, and appx 2000 SF of brand new office space on the 2nd level. Located in the heart of Rifle Business Park, close to I-70 Exit ramp, and visibility from the Interstate. Building currently demised into 3 separate units, allowing for a user to occupy the whole building if needed, or to occupy a portion and lease out the other units for supplemental income.						
Agent Conf Rmks		Contact broker for additional information on leases/financials, and for all showings. Showings by appointment only. Do not disturb tenants. All information subject to error and to be verified by Buyer/Broker.						
EM Deposit \$ 50000		Earnest Money Holder Title Company		Title Company				
Orig List Price \$3,595,000		List Date 7/15/2025		Expire Date 6/1/2026		Contract Date		DOM 2
Prc/SqFt \$256.35		Closing Date		Sold Price		How Sold		Cumulative DOM 2
Seller Concessions		Concessions \$		Concession Description				
Sell Office - Office Name				Sell Agent - Agent N...				
List Office VENTURE GROUP				List Agent KYLE SERRANO				
Office Phone MAIN: 970-892-2200				List Agent - E-mail kyle@venturegj.com				
Showing Desk 970-892-2200				Agent Phone PHONE: 970-778-0796				
07/17/2025		This information is deemed reliable, but not guaranteed.						
		Agent Full Detail						