



POTENTIAL RAIL ACCESS

SECURED GATED ACCESS



INTRO VIDEO

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**Colorado Springs
Commercial**

9,800 SF ON 8.14 AC | FOR LEASE OR SALE

1833 E PLATTEVILLE BLVD

PUEBLO, CO 81007

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9,800 SF
BUILDING SIZE



8.4 ACRES
SITE AREA



I-2
ZONING



05-030-03-001
PARCEL #



16'+
CLEAR HEIGHT



600A 208V 3-PHASE
POWER



(6) 14' OHD
TOTAL LOADING



1998
YEAR BUILT



CONTACT BROKER
SALE PRICE



9,800 SF ON 8.4 AC
AVAILABLE SPACE



\$18.37/RSF NNN
LEASE RATE



\$3.18/SF
EXPENSES (2025 EST)

This highly functional office/warehouse facility offers 9,800 SF of flexible space situated on a secure, fully fenced 8.4-acre site. Built in 1998 and zoned I-2, the property is designed for a variety of industrial uses and features excellent yard and building infrastructure.

PROPERTY HIGHLIGHTS

- 9,800 SF building with first and second-floor offices, mezzanine storage, and warehouse
- Radiant and forced-air gas heat in warehouse; swamp coolers for summer cooling
- Two diesel fueling tanks on site
- Potential rail access along the property line

SITE & YARD:

- Secured/gated site with crushed asphalt yard and concrete apron around building
- 8.4 acres with crushed asphalt surface
- Separate office septic
- Secure gated perimeter
- Ample truck circulation and yard storage space

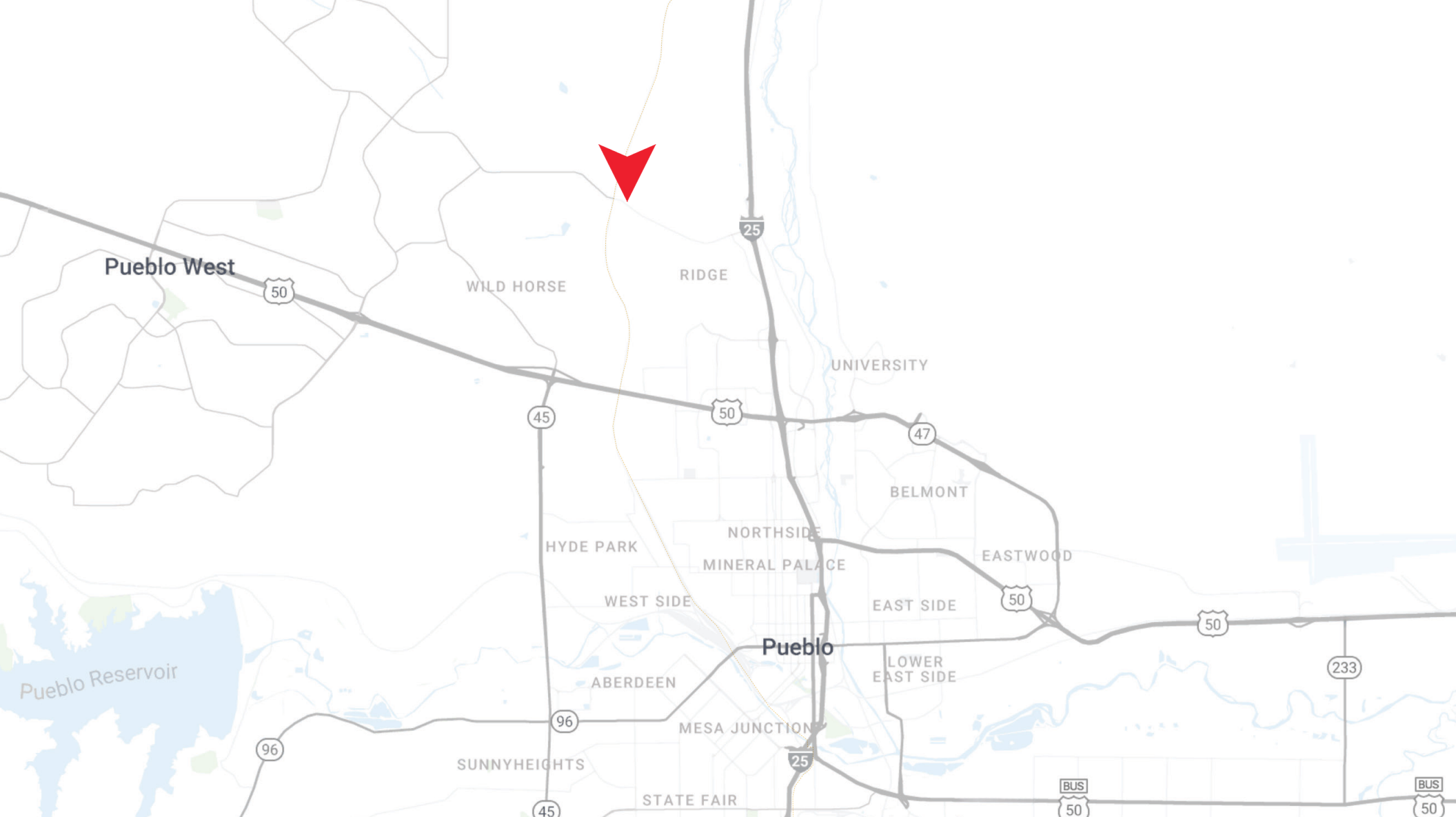
LOCATION ADVANTAGES

Positioned on the north side of Pueblo, the site offers quick access to I-25, enabling convenient connectivity to both Pueblo and Colorado Springs. Its location makes it an ideal hub for companies seeking to service southern Colorado markets while benefiting from Pueblo's business-friendly environment and workforce.



FLOORPLAN





FOR MORE INFORMATION, PLEASE CONTACT:

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