

AVAILABLE FOR SALE OR LEASE

100 LIBERTY DRIVE

TRINIDAD, CO 81082



SALE PRICE: \$125/SF
LEASE RATE: \$8-\$10/SF NNN

PROPERTY PROFILE

100 Liberty Drive in Trinidad, Colorado is available for sale or lease and offers a unique industrial opportunity with both an existing building and near-term expansion potential. The property includes an approximately 4,400 SF industrial building featuring 400 SF of office space and 4,000 SF of shop space, along with two 12' x 12' overhead doors located on each end of the building for efficient access. In addition, the site includes a 51,680 SF building currently under construction, with structural steel in place and the ability to be completed within approximately 120 days, allowing a future owner or tenant to tailor the space to their operational needs.



4,400 SF

EXISTING INDUSTRIAL BUILDING

- Office: 400 SF
- Shop: 400 SF
- Loading: Two (2) 12'X'12 OHDs



51,623 SF (DIVISIBLE DOWN TO 15,000 SF)

PARTIALLY CONSTRUCTED INDUSTRIAL BUILDING

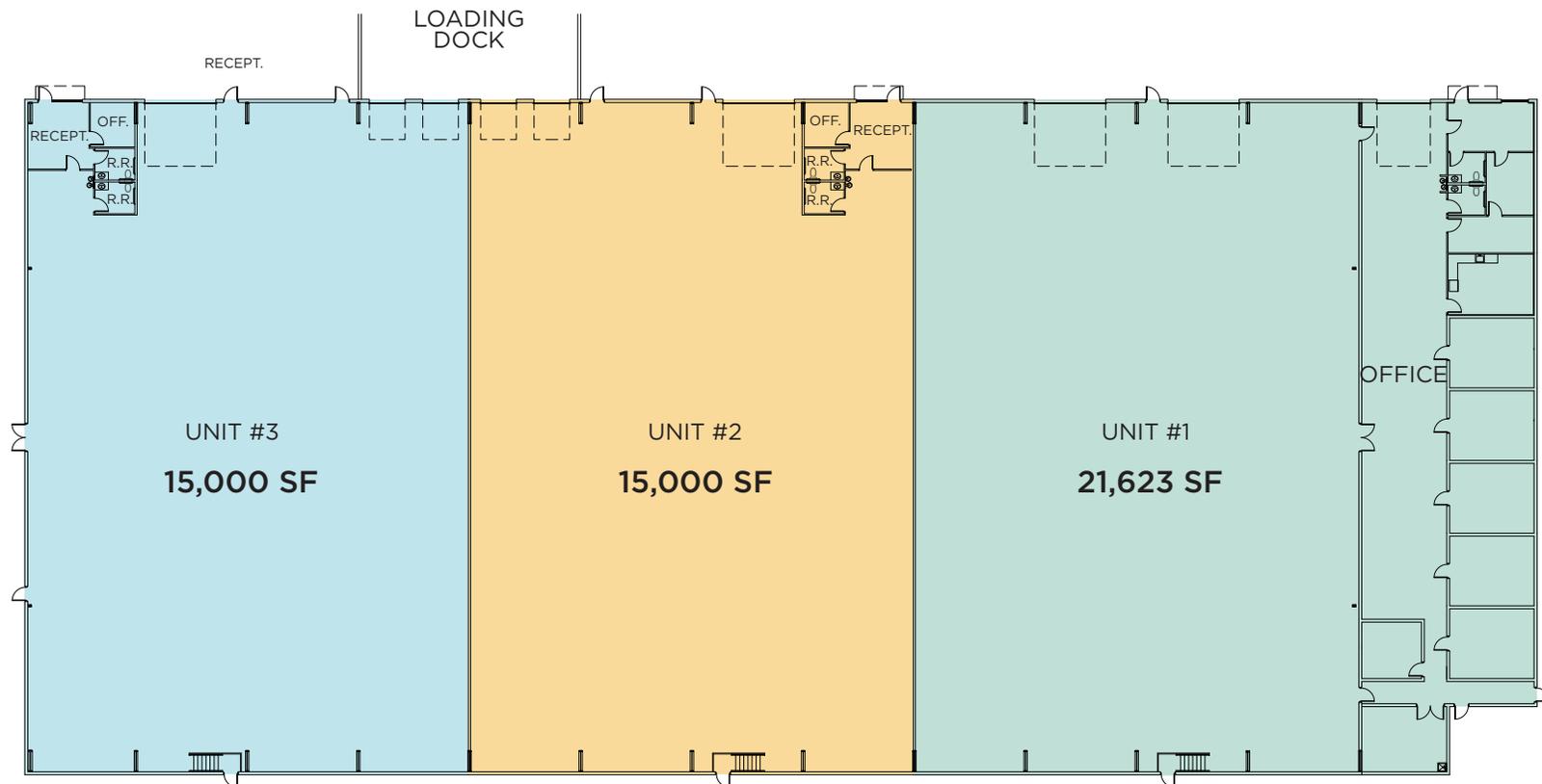
**Structural steel in place. Building can be completed in 120 days.*

THREE (3) PROPOSED UNITS

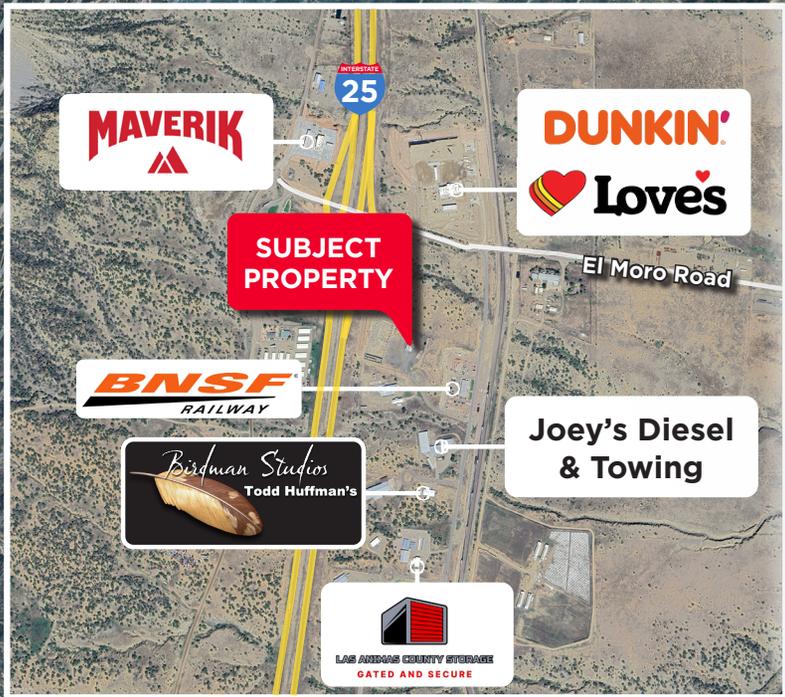
- **Unit 1 (21,623 SF):**
 - Warehouse
 - Three (3) OHDs
 - Two (2) restrooms
 - Seven (7) offices
 - Kitchen
- **Unit 2 (15,000 SF):**
 - Warehouse with loading dock
 - Three (3) OHDs
 - Two (2) restrooms
 - One (1) office
- **Unit 3 (15,000 SF):**
 - Warehouse with loading dock
 - Three (3) OHDs
 - Two (2) restrooms
 - One (1) office



PROPERTY RENDERINGS



PROPOSED SITE PLAN 



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