



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

# 2840 GRANADA BLVD

PUEBLO, CO 81005

**FOR SALE** | TWO OFFICE/WAREHOUSE BUILDINGS ON 1 AC



SCAN QR OR CLICK HERE TO  
**VIEW PROPERTY INTRO VIDEO**



# 2840 GRANADA BLVD

PUEBLO, CO 81005



## BUILDING SIZES

BLDG A: 5,900 SF  
BLDG B: 10,000 SF  
\*Plus 2,000 SF mezzanine storage



## SITE AREA

1.0 AC



## PURCHASE PRICE

\$3,000,000  
(\$188.67/SF)



## YEAR BUILT

BLDG A: 1973  
BLDG B: 2016



## ZONING

I2



## CLEAR HEIGHT

BLDG A: 16'  
BLDG B: 18-24'



## TOTAL LOADING

BLDG A: 10'x12'  
BLDG B: 12'x12'



## POWER

BLDG B:  
480V 3PHASE



## SOLAR

54 PANEL  
ARRAY

## FOR SALE

OWNER/USER OR INVESTMENT

### PURPOSE-BUILT FOR PRODUCTION, STORAGE & DISTRIBUTION

2840 Granada Boulevard offers a highly functional  $\pm 17,900$  SF two-building industrial property on approximately 1 acre in Pueblo's established industrial market. Zoned I-2, the property is well suited for an owner/user seeking a combination of production, warehouse, storage, and office space within one secure site. The improvements consist of Building A at  $\pm 5,900$  SF and Building B at  $\pm 12,000$  SF, providing flexibility to separate different operational functions while keeping everything in one location.

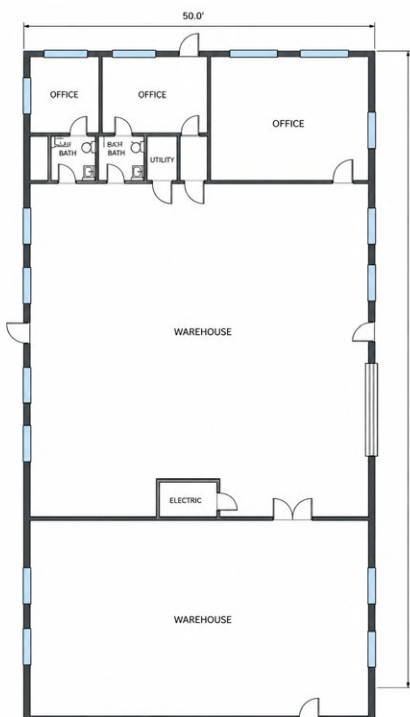
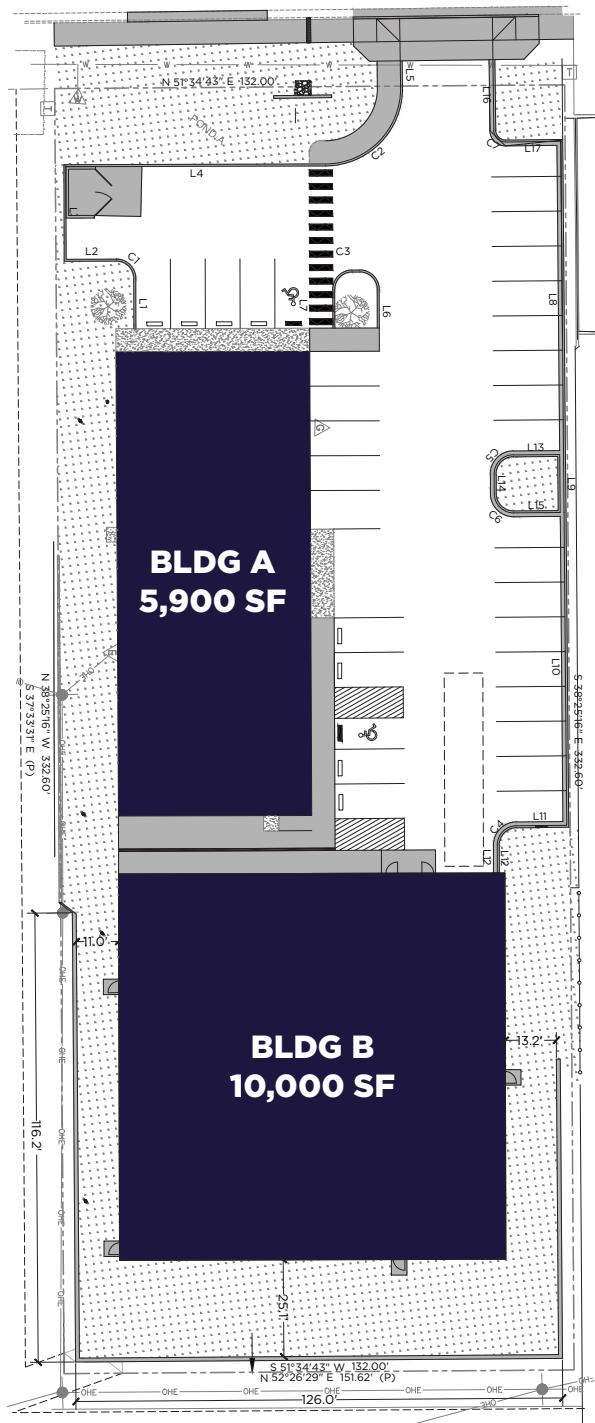
Building A is configured for production and includes functional office space, approximately 16' clear height, a 10' x 12' drive-in overhead door, evaporative cooling, and a 54-panel rooftop solar array. Building B provides the heavier industrial capabilities, including 480-volt three-phase power, 18'-24' clear heights, radiant warehouse heat, office HVAC, existing industrial racking, and approximately 2,000 SF of load-bearing mezzanine storage.

The property also features a fully fenced and gated loading area, extensive concrete loading and parking areas, strong truck circulation, and secure outdoor space suitable for equipment, fleet vehicles, or additional operational storage. Its location provides convenient connectivity to Pueblo Boulevard, I-25, and Highway 50, allowing efficient access throughout Pueblo, Southern Colorado, and the Front Range.

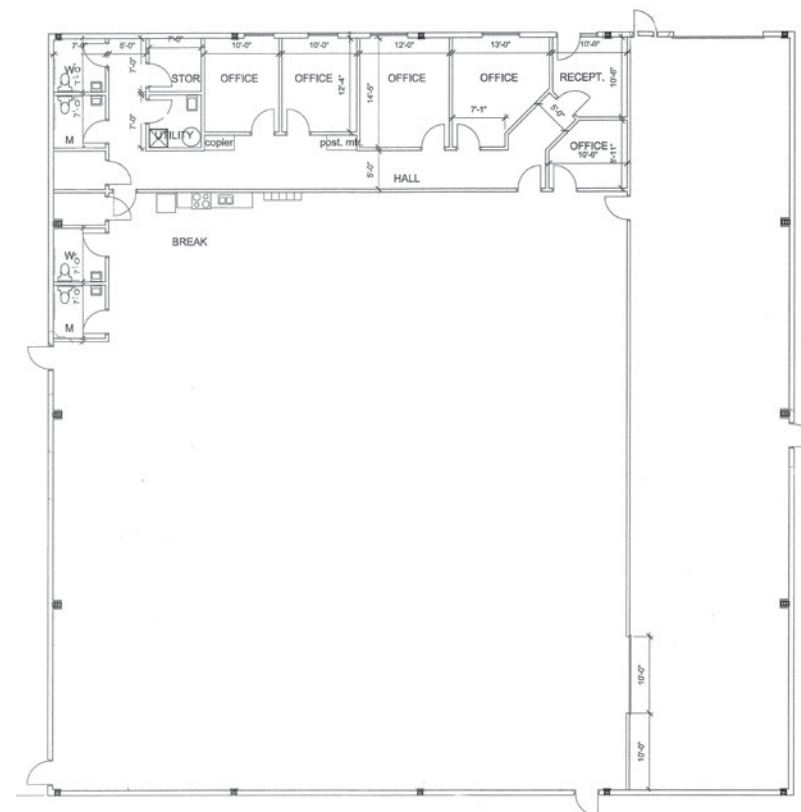
With its combination of production space, warehouse capacity, heavy power, secure yard area, and existing industrial infrastructure, 2840 Granada Boulevard is a strong owner/user opportunity for manufacturing, fabrication, assembly, distribution, service contractors, and other industrial operations.



## SITE PLAN & FLOOR PLANS



**BLDG A: 5,900 SF**



**BLDG B: 10,000 SF**

\*Plus 2,000 SF 2nd Floor mezzanine storage





## DRIVE TIMES



3 Min. | I-25



12 Min. | North Pueblo



22 Min. | Pueblo West



45 Min. | Colorado Springs

### AARON HORN

Sr Managing Director  
+1 719 418 4070

ahorn@coscommercial.com

### HEATHER MCKEEN

Director  
+1 719 418 4062

hmckeen@coscommercial.com

### MIKE CARROLL

Associate  
+1 719 203 1003

mcarroll@coscommercial.com



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.