

FOR SALE

SINGLE-TENANT WAREHOUSE

34775 UNITED AVE | PUEBLO, CO 81001

MATTHEWS™

EXCLUSIVELY LISTED BY

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MATTHEWS™





SECTION 1

INVESTMENT OVERVIEW

PUEBLO MEMORIAL AIRPORT

PARCEL OUTLINE

APN: 329001010

LOT SIZE: ±10.12 AC

E UNITED AVE



DISTRIBUTION
CENTER

PROPERTY OVERVIEW

\$2,990,000

LIST PRICE

\$135.51

PPSF

\$6.78

LAND PPSF

PROPERTY DETAILS

Address	34775 United Ave, Pueblo, CO 81001
County	Pueblo
Market	Pueblo
Submarket	Pueblo Memorial Airport Submarket
Ownership	Fee Simple
APN	329001010
Property Taxes (2023)	\$24,016
Building SF	±22,065
Land AC	±10.12
Year Built	1998
Construction	Masonry
Drive Ins	2
Dock-Highs	2
Zoning	I-2
Roof	Standing Seam Metal

INVESTMENT OVERVIEW

Matthews Real Estate Investment Services is pleased to present the exclusive opportunity to acquire the fee simple interest in 34775 United Ave, a ±22,065 square foot industrial property located in Pueblo, CO. The single-tenant building resides on an expansive ±10.12-acre lot and has an impressive coverage ratio of only 5%. The property was built from sturdy masonry construction in 1998 and with I-2 zoning, it can accommodate a variety of heavier industrial uses as well as outdoor storage. Key highlights include 2 dock-high doors, 2 drive-in doors, 14'-18' clear height, and heavy power (600 amps / 480 volts / 3 phase). There are 47 paved parking spaces on site as well for a parking ratio of 2.13/1,000 SF. Approximately 84% of the building is designated as industrial space and 16% of the area is dedicated to office use. The office consists of several extra-large executive suites, a conference room, receptionist area, breakroom, and large bathrooms, including showers.

The property currently has a dark lease in place for the entirety of the building running through 12/31/2025 at \$12.24/sf NNN. This gives a new buyer strong short-term cash flow of \$22,500/month through the rest of the year. The tenant, Chemical Marketing Concepts, Inc (CMC), vacated the property early due to the need to expand into a larger facility.

A variety of industrial uses can be accommodated; however, the building was constructed as a chemical storage facility with a self-containment design to eliminate chemicals and other materials from escaping. The building has a high-density sprinkler system, upgraded ventilation, and a ±2,250-square-foot NFPA CLASS 1, DIVISION 1 rated area located on the northwest side of the property that is designed for the storage of flammable liquids with explosion proof lights, fans, and other features. Ownership also has plans on file to expand the property's footprint in multiple phases.

Strategically located adjacent to the Pueblo Memorial Airport, a Target distribution center, Trane, and other national corporations, 34775 United Ave presents a remarkable opportunity for investors and owner-users alike. Investors can capitalize on the current dark lease income through the end of 2025 while having time to find a replacement tenant. Owner-users can secure a versatile industrial building at an attractive basis that is priced significantly below replacement costs, given the amount of infrastructure involved.

****Although the property was originally constructed as a chemical-rated facility, its versatile design makes it suitable for a wide range of uses including manufacturing, warehousing, logistics, research & development, and other industries.***



INVESTMENT HIGHLIGHTS



±22,065 SF
BUILDING SIZE



I-2 (HEAVIER INDUSTRIAL)
ZONING



**2 DOCK-HIGH &
2 DRIVE IN DOORS**
LOADING



14' - 18'
CLEAR HEIGHT



±10.12 AC
LOT SIZE



600A / 480V / 3P
HEAVY POWER



MASONRY
CONSTRUCTION



5%
COVERAGE RATIO



1998
YEAR BUILT

INVESTMENT HIGHLIGHTS

- **47 PAVED SPACES (2.13 / 1,000 SF)**

PARKING

- **±84% INDUSTRIAL / ±16% OFFICE**

PROPERTY MIX

- **CHEMICAL STORAGE FACILITY**

HIGH DENSITY SPRINKLER SYSTEM

UPGRADED VENTILATION

SELF CONTAINED DESIGN TO
ELIMINATE CHEMICAL ESCAPES

- **NFPA CLASS 1, DIV 1 RATED AREA (±2,250 SF)**

STORAGE AREA FOR FLAMMABLE LIQUIDS

- **DARK LEASE**

INCOME IS IN PLACE THROUGH 12/31/2025

- **EXPANSION**

PLANS ARE ON FILE TO EXPAND THE
PROPERTIES FOOTPRINT



LEASE SUMMARY

CURRENT LEASE SUMMARY

Start Date	1/1/2021
Expiration Date	12/31/2025
Rent/PSF	\$12.24
Monthly Rent	\$22,500
Annual Rent	\$270,000
Type	NNN
Tenancy	Single
Status	Dark



DEBT QUOTE MATRIX

	CREDIT UNION	BANK	BANK (BRIDGE)
Program	Fixed	Fixed	Fixed
Term	5 Years	5 Years	Max 24 Months
Prepayment	No Prepay	5%, 4%, 3%, 2%, 1%	1%
Interest Only	N/A	N/A	Full Term I/O
Amortization	25 Years	25 Years	-
Recourse	Full	Full	Full
Note Rate - (10/30/25)	6.25% - 6.75%	6.25% - 6.75%	7.50%-8.00%
Max LTV	75%	75%	75%

FINANCING CONTACTS

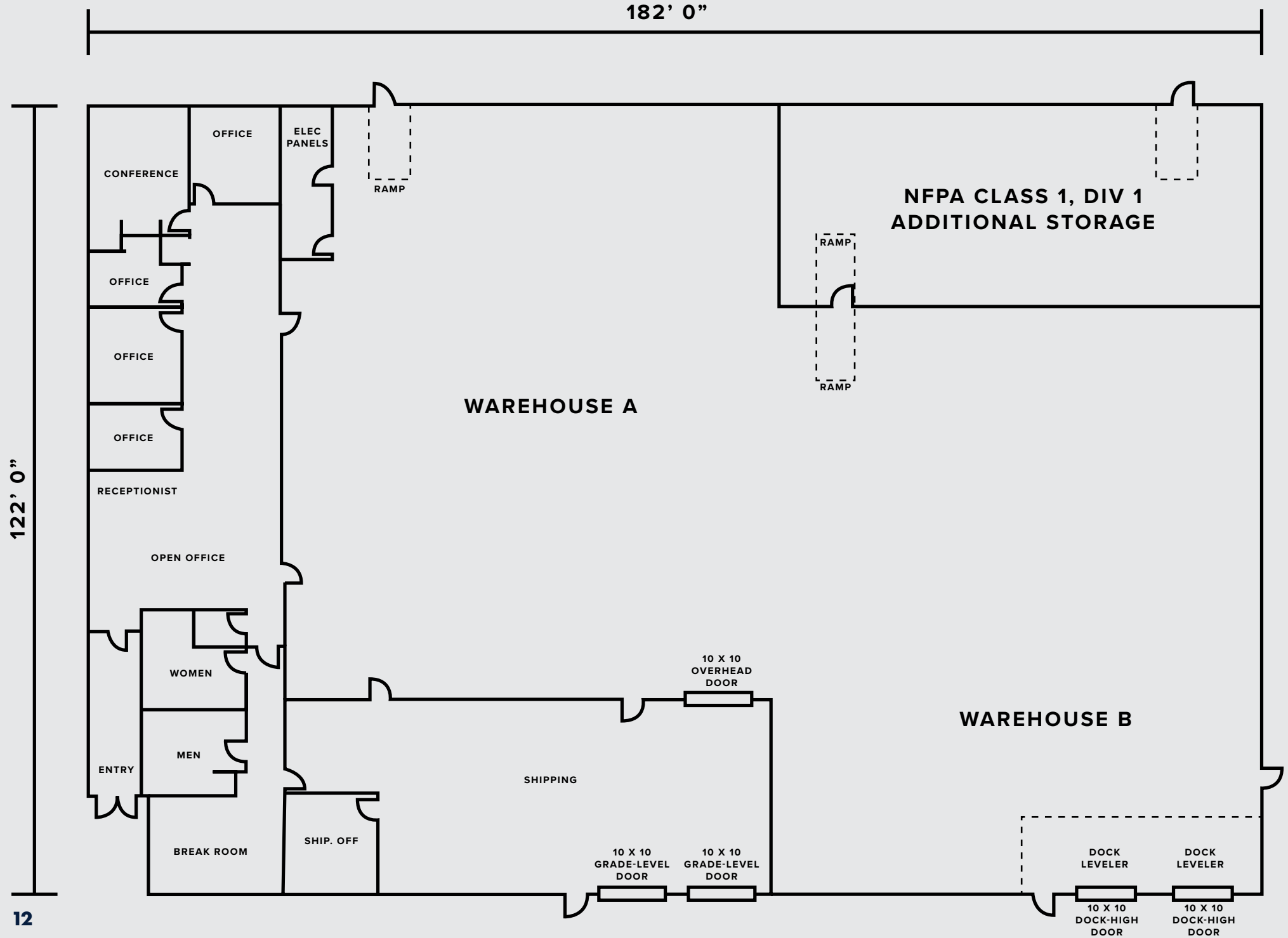
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SECTION 2

PROPERTY OVERVIEW

FLOOR PLAN







 **COLORADO STATE UNIVERSITY PUEBLO**
6,691 STUDENTS

 **SWIRE COCA-COLA, USA**



DOSS AVIATION


**PUEBLO MEMORIAL
AIRPORT**

REFRACTORIES WEST

L.B. FOSTER CO

**SUBJECT
PROPERTY**

 **PUEBLO EAST HIGH SCHOOL**
1,024 STUDENTS

FRONTIER MANUFACTURING

PUEBLO

±16,000 VPD

UTC AEROSPACE SYSTEMS

ATLAS PACIFIC ENGINEERING

BIG R HOLDINGS

CMC MATERIALS

D&E STEEL


target
**DISTRIBUTION
CENTER**

SOCO POWDER WORKS

MSSM INDUSTRIAL CONSTRUCTION

CORONADO STONE PRODUCTS

INTERIOR PHOTOS



INTERIOR PHOTOS



NFPA CLASS 1 DIV 1 CHEMICAL STORAGE



INTERIOR PHOTOS

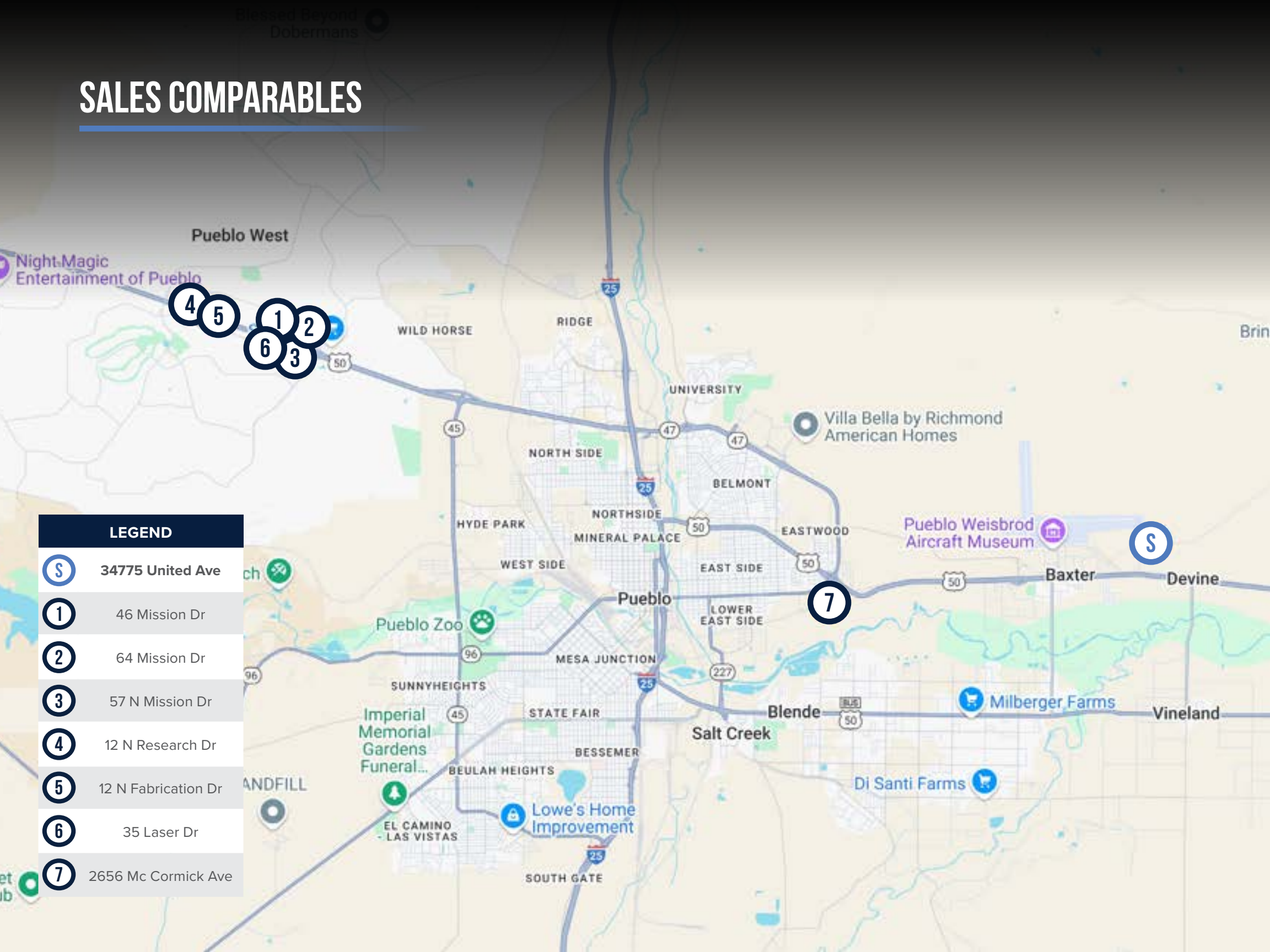


SALES COMPARABLES

	Property Address	Sale Date	Sale Price	Price Per SF	Building SF	Land Area AC	Year Built
S	34775 United Ave, Pueblo, CO	-	\$2,990,000	\$135.51	±22,065	± 10.12	1998
1	46 Mission Dr, Pueblo, CO	10/16/2024	\$1,150,000	\$159.72	±7,200	±2.53	1998
2	64 Mission Dr, Pueblo, CO	6/28/2024	\$900,000	\$102.86	±8,750	±1.05	2006
3	57 N Mission Dr, Pueblo, CO	5/1/2024	\$755,000	\$107.86	±7,000	±1.00	2008
4	12 N Research Dr, Pueblo, CO	8/25/2023	\$1,200,000	\$171.43	±7,000	±2.41	2000
5	12 N Fabrication Dr, Pueblo, CO	6/1/2023	\$2,050,000	\$101.78	±20,141	±2.53	2002
6	35 Laser Dr, Pueblo, CO	4/3/2023	\$2,100,000	\$130.76	±16,060	±2.00	2001
7	2656 McCormick Ave, Pueblo, CO	12/2/2022	\$2,500,000	\$160.00	±15,625	±3.59	2001
AVERAGES			\$1,522,143	\$133.49	±11,682	±2.16	2002

SALES COMPARABLES

LEGEND	
	34775 United Ave
	46 Mission Dr
	64 Mission Dr
	57 N Mission Dr
	12 N Research Dr
	12 N Fabrication Dr
	35 Laser Dr
	2656 Mc Cormick Ave



A cityscape at sunset. The sky is filled with vibrant orange and pink clouds. In the foreground, there are green trees. In the middle ground, there are several buildings. The most prominent building is a large, light-colored structure with a red roof and a central tower with a dome. To its left, there is a smaller building with a flagpole. In the background, there are more buildings and hills.

SECTION 3

AREA OVERVIEW

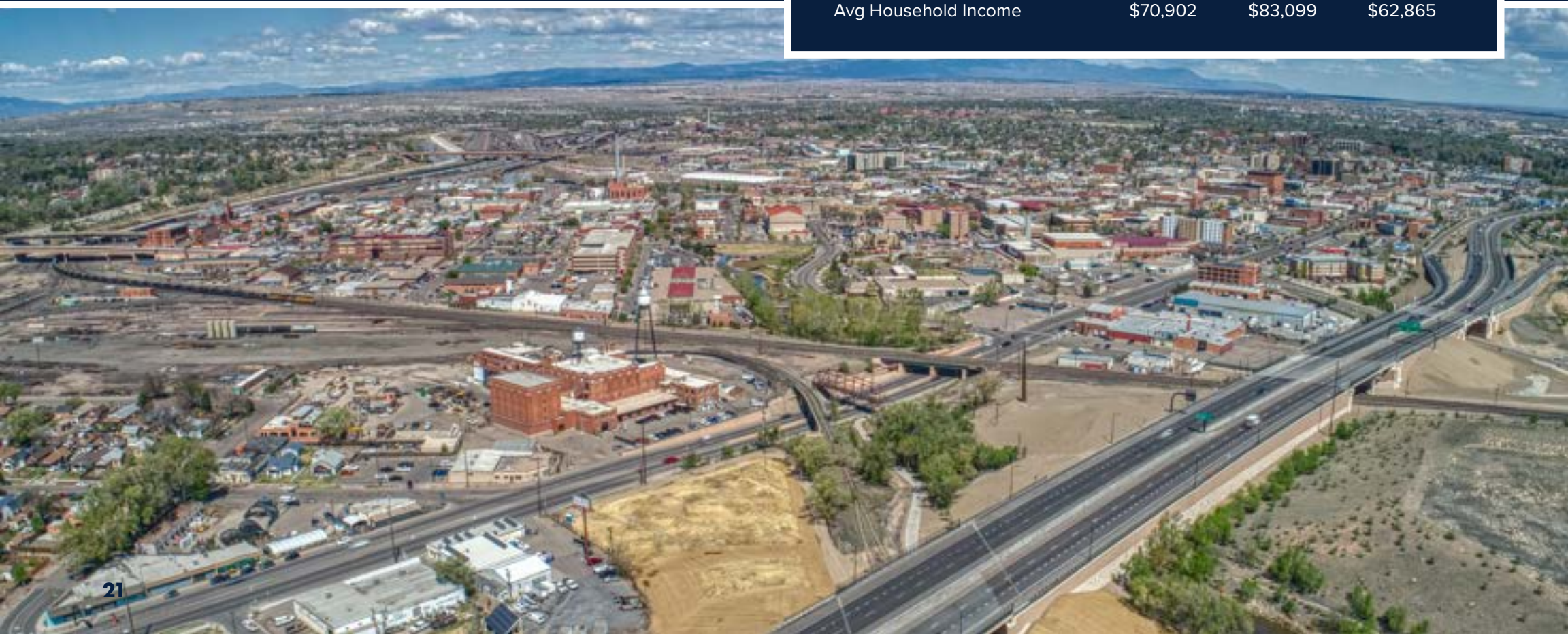
AREA OVERVIEW

PUEBLO, CO

Pueblo, Colorado, is an industrial and economic hub located along the Arkansas River in southern Colorado. Known as the “Steel City,” Pueblo has a rich history of manufacturing and heavy industry, with a diversified economy that continues to attract industrial enterprises. The city benefits from its strategic location at the crossroads of major transportation routes, including Interstate 25 and U.S. Highway 50, which provide seamless access to regional and national markets. Pueblo’s workforce is skilled and diverse, supported by training programs through local institutions like Pueblo Community College. Additionally, the city offers competitive utility rates, bolstered by the presence of Xcel Energy and Black Hills Energy, making it an attractive location for energy-intensive industries.

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	2,493	6,582	95,219
2029 Population Projection	2,542	6,660	97,606
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	919	2,494	38,867
2029 Household Projection	936	2,523	39,893
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$70,902	\$83,099	\$62,865



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **34775 United Ave, Pueblo, CO 81001** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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