# Airwalk Business Center 685 SPRING BUCK ROAD I GYPSUM, CO 81637

#### **Building Information**

INDUSTRIAL SPACE FOR SALE OR LEASE

>	Building Size:	62,400 SF
>	Available for Sale:	62,400 SF
>	Available for Lease:	20,000 SF
>	Lot Size:	5.36 Acres
>	Office:	50%
>	Loading:	Three (3) Dock High Doors,
		One (1) Drive-In Doors and
		One (1) Leveler
>	Ceiling Height:	24'
>	Sprinklered:	ESFR
>	Column Spacing:	35' x 50' – 60' x 50'
>	Parking Ratio:	1.6:1000 SF
>	Lease Rate:	\$5.95/SF NNN
>	Est. Op. Expenses:	\$2.03/SF
>	Sale Price:	\$6,200,000

## Highlights

Excellent location for service and distribution to the mountain communities and western Colorado

Colliers

Accelerating success.

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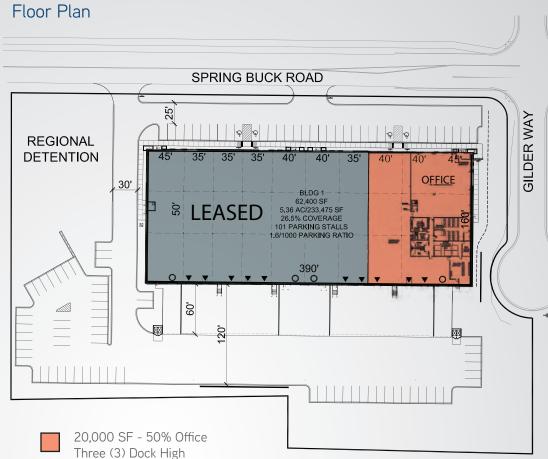
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### Contact Us

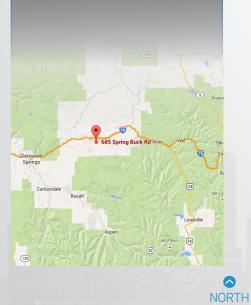
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Three (3) Dock High One (1) Drive-In





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