

INDUSTRIAL SPACE
FOR SALE OR LEASE

Airwalk Business Center

685 SPRING BUCK ROAD | GYPSUM, CO 81637



Building Information

- › 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”

Accelerating success.

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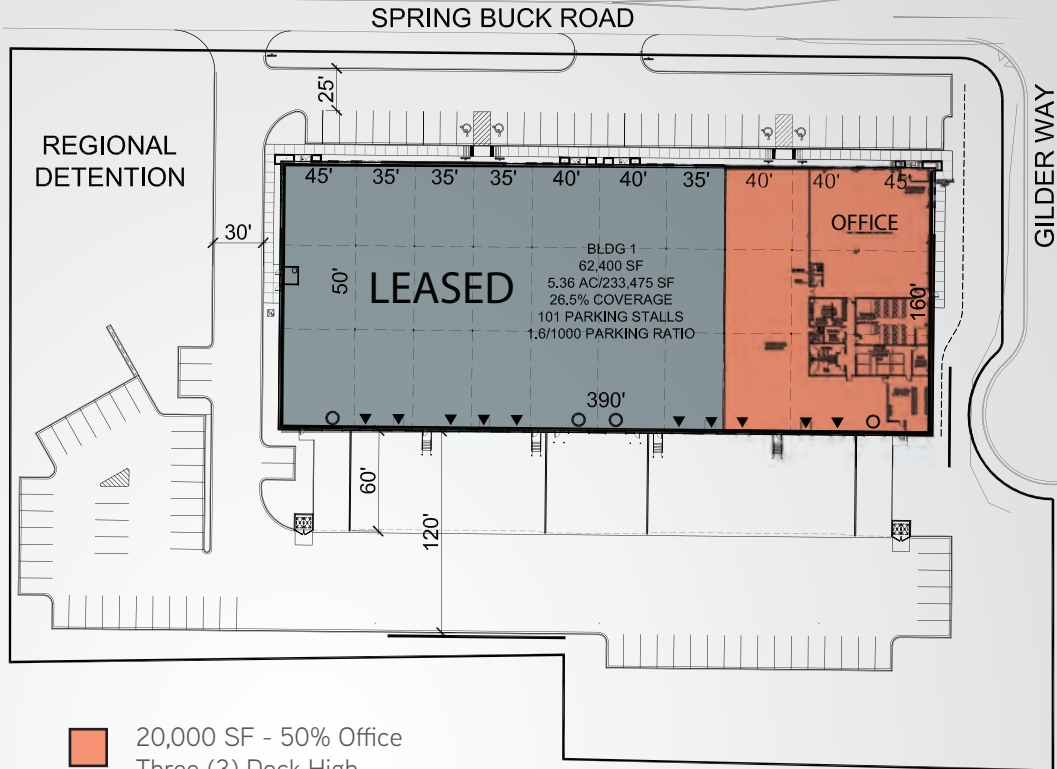
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Floor Plan



20,000 SF - 50% Office
Three (3) Dock High
One (1) Drive-In

