



FOR SALE OR LEASE

303 Main St

Platteville, CO 80651

PRESENTED BY:

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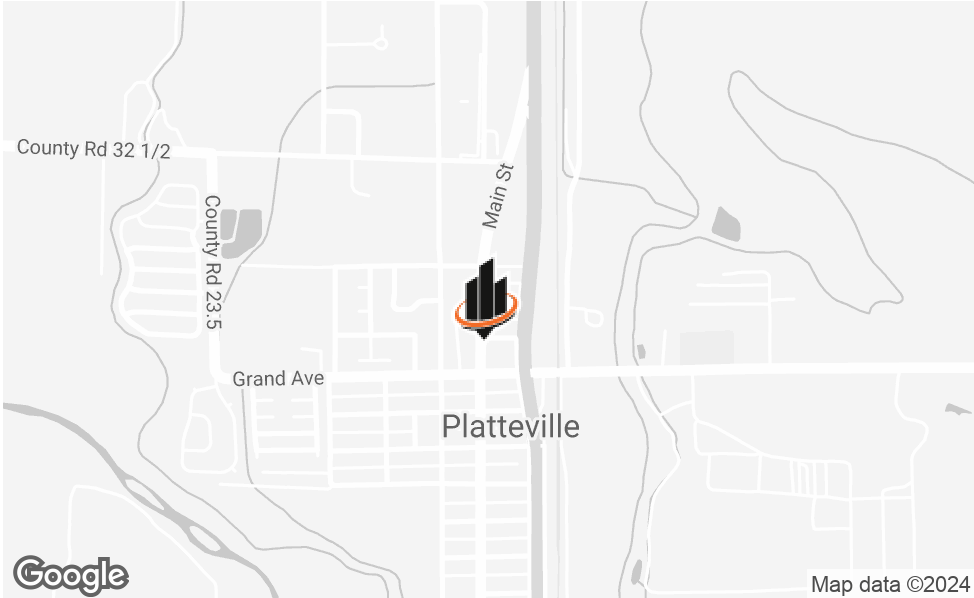
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,195,000
LEASE RATE:	\$11.00 - 13.00 SF/yr (NNN)
BUILDING SIZE:	13,308 SF
AVAILABLE SF:	13,308 SF
LOT SIZE:	29,550 SF
LOADING:	6 Drive-In Doors
YEAR BUILT:	1991
RENOVATED:	2022

PROPERTY OVERVIEW

Welcome to this prime commercial property located in the heart of Platteville, CO. This meticulously maintained building offers an impressive 13,308 square feet of space, situated on a spacious 29,550 square foot lot. With its generous square footage, this property provides abundant space for various commercial and light industrial purposes. Whether you’re looking to establish a workshop, warehouse, or light distribution center, this property offers the versatility to accommodate your needs. Originally constructed as a firehouse, this building boasts high-quality construction and was built to rigorous specifications. It features five drive-in bays, providing seamless access for loading and unloading vehicles or equipment. Additionally, a drive-in door connects the shop area directly to the yard, enhancing operational efficiency. With its adaptable layout and well-designed features, this property caters to a wide range of commercial and light industrial uses.

PROPERTY HIGHLIGHTS

- Five bay shop served by drive-in overhead loading doors and a sixth drive-in door to the yard
- Secured, fenced yard for outdoor storage and parking of vehicles and equipment
- Move-in ready property with updated features and a functional layout, offering immediate potential for business operations.

PROPERTY DESCRIPTION



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Welcome to this prime commercial property located in the heart of Platteville, CO. This meticulously maintained building offers an impressive 13,308 square feet of space, situated on a spacious 29,550 square foot lot. Originally constructed as a firehouse, this building still has the original fire pole and was built to rigorous specifications with high-quality construction. It features five drive-in bays, providing seamless access for loading and unloading goods or equipment. Additionally, a drive-in door connects the shop area directly to the yard, enhancing operational efficiency. With its adaptable layout and well-designed features, this property caters to a wide range of commercial and light industrial uses.

LOCATION DESCRIPTION

Strategically positioned just off Highway 85 in Platteville, this property ensures convenient access to major transportation routes, facilitating easy logistics and transportation for your business operations. Platteville is known for its business-friendly environment and strategic positioning within the region's supply chain network, especially for oil and gas related business. The property is also very close to Highway 66, offering easy access to the I-25 corridor and the entire front range of Colorado.

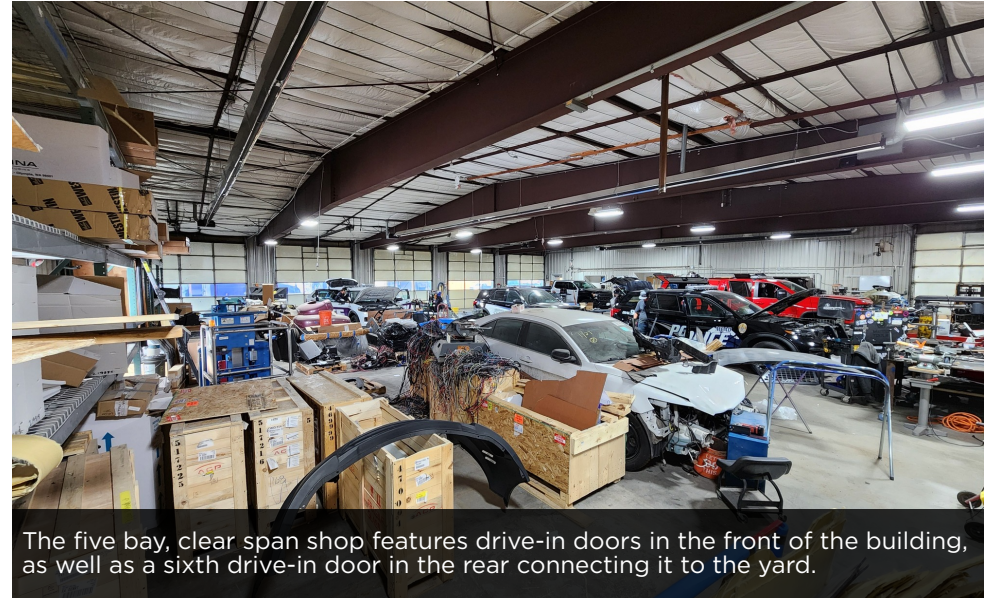
SITE DESCRIPTION

The site offers tremendous access to Highway 85 North/South and Highway 66 East/West. It is directly across the street from both the Platteville Police Department and the Platteville-Gilcrest Fire Protection District, offering unparalleled security. The site has a fenced and secured yard that is accessed off Washington Ave, and also has a drive-in door connecting the shop to the yard. The yard is fully paved with concrete, and so is the front loading and parking area. The site also offers a bonus storage shed on the side of the building that is not counted towards the total square feet of the property.

ADDITIONAL PHOTOS



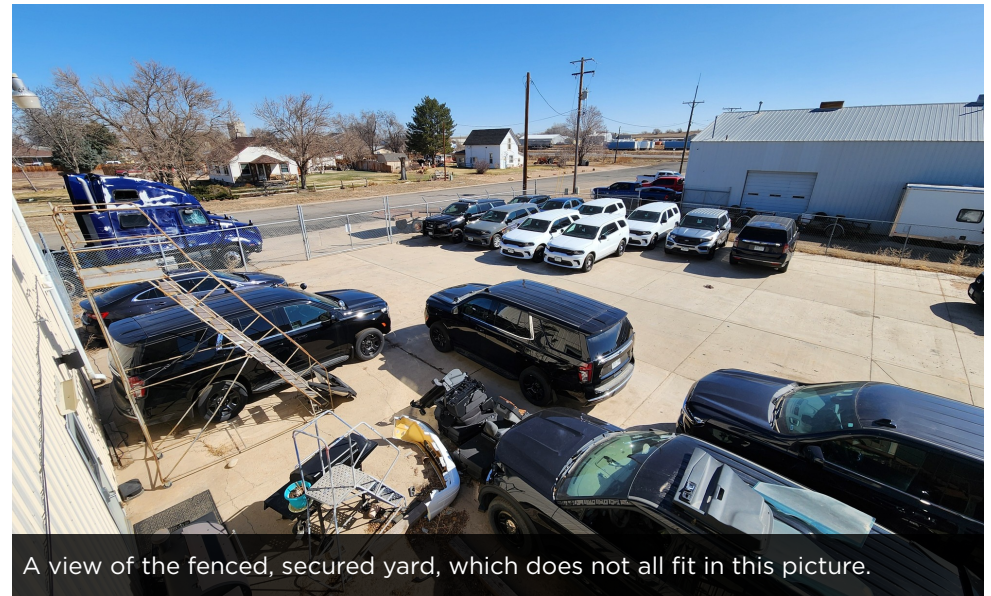
The office space was renovated in 2022 and features an updated kitchen/break room.



The five bay, clear span shop features drive-in doors in the front of the building, as well as a sixth drive-in door in the rear connecting it to the yard.

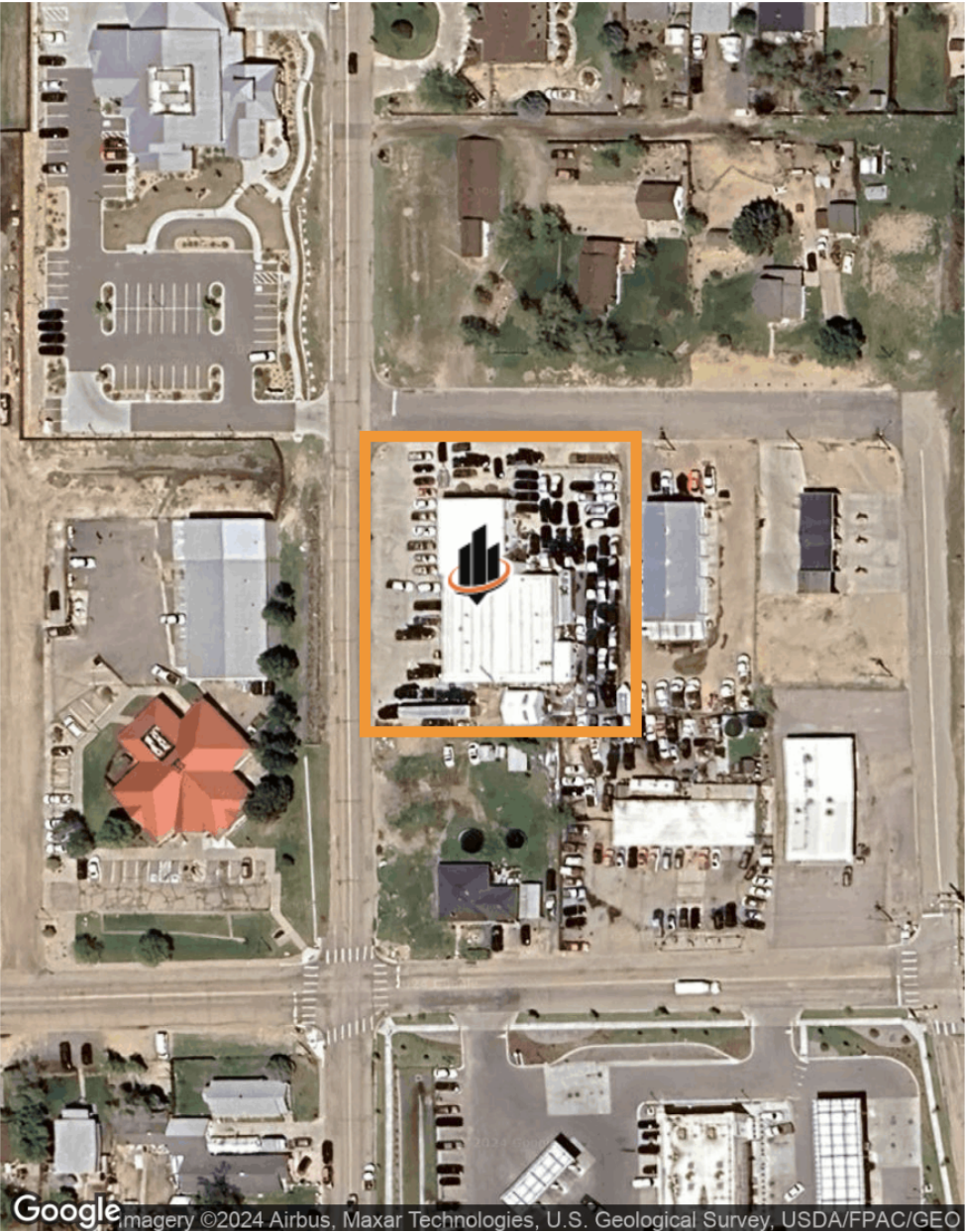
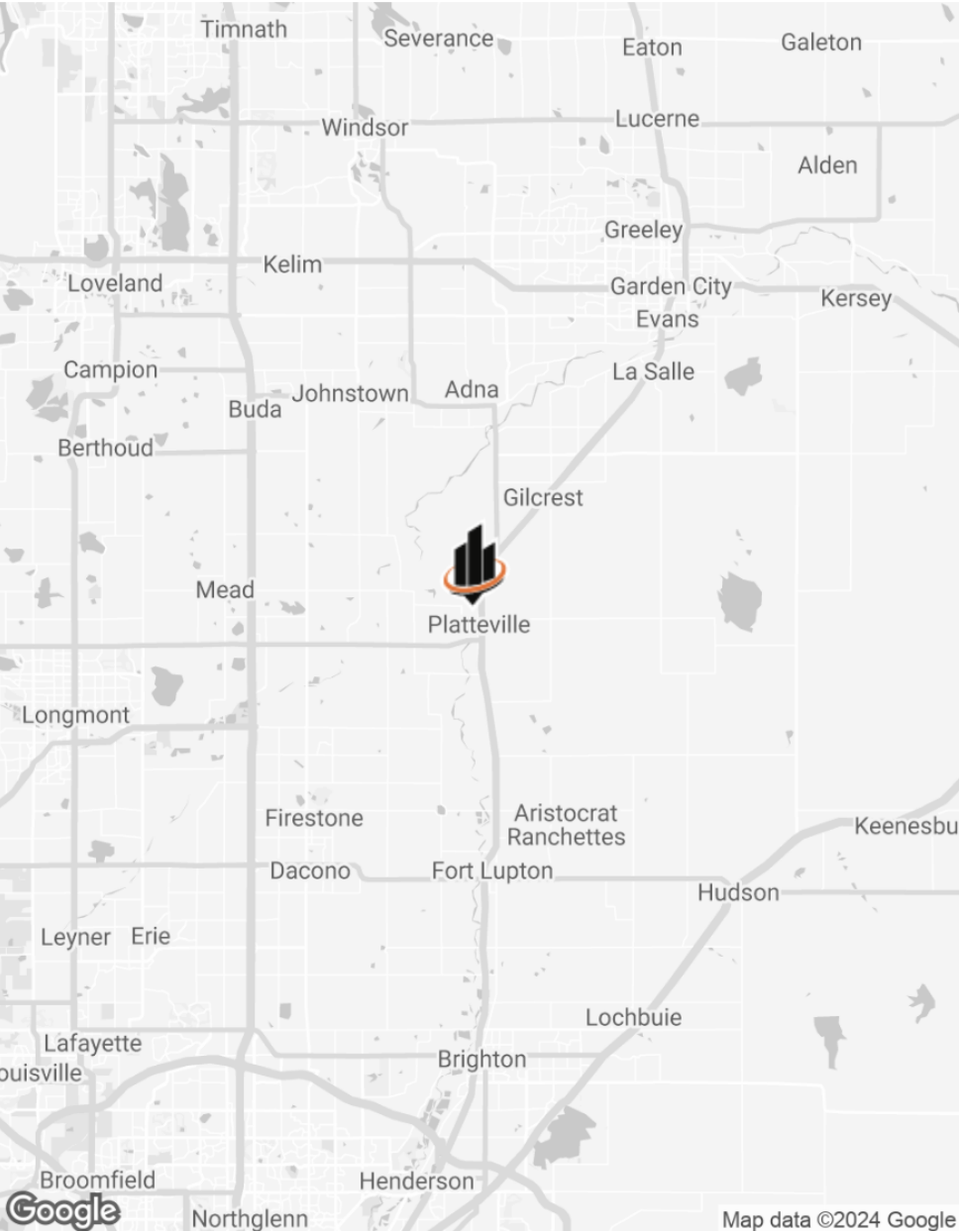


Terrific loading in the front of the building.



A view of the fenced, secured yard, which does not all fit in this picture.

AREA MAPS



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	2,437	2,632	2,956
AVERAGE AGE	32.7	33.6	34.9
AVERAGE AGE (MALE)	31.9	32.9	34.3
AVERAGE AGE (FEMALE)	33.8	34.7	35.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	788	862	985
# OF PERSONS PER HH	3.1	3.1	3.0
AVERAGE HH INCOME	\$96,567	\$95,664	\$94,494
AVERAGE HOUSE VALUE	\$291,708	\$300,970	\$314,056

2020 American Community Survey (ACS)

