



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

Single Tenant Industrial Investment FOR SALE

**425 & 475 Bonnell Ave.
Erie, CO 80516**



**32,158 SF | 2 AC Lot
Contact Brokers for OM**



PROPERTY FEATURES:

Total Building Size: 32,158 SF Total

Lot Size: 2 Acres

Year Built: 1999 & 2012

Tenants: 1

% Leased: 100%

Drive-Ins: 2

Docks: 2 Dock Wells

Clear Height: 20'

Zoning: LI

Taxes: \$100,157 (2022)

Sale Price: \$6,100,000

Cap Rate: 6.1%

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- New (5) year lease w/ strong credit tenant
- Located in Austin Industrial Park

- Fast growing North I-25 submarket
- Heavy power with (2) class 8 clean rooms



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