



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

FOR SALE OR BUILD-TO-SUIT

SW Corner of Bonnell Ave & Mason St.

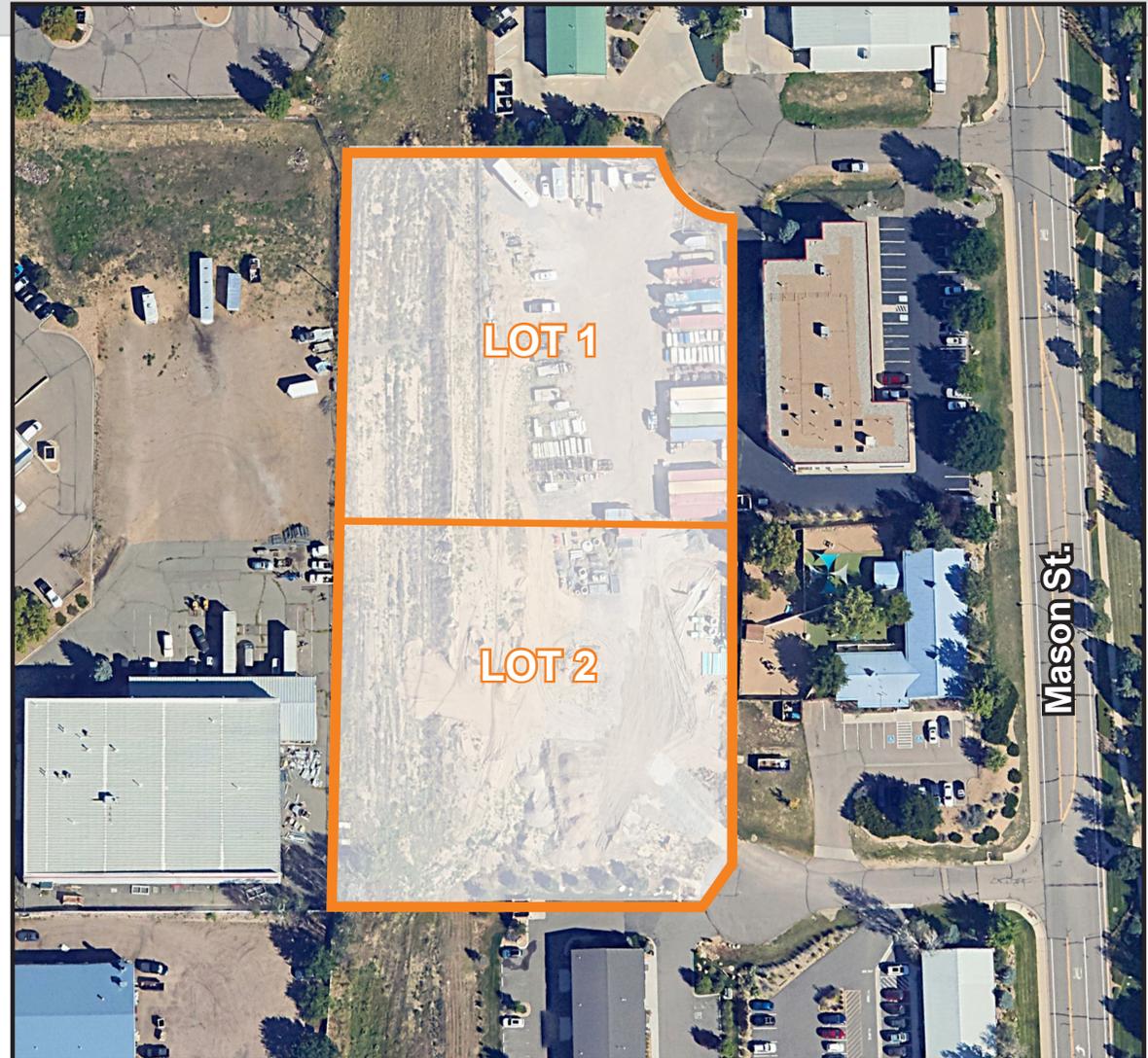
Erie, CO 80516

PROPERTY FEATURES:

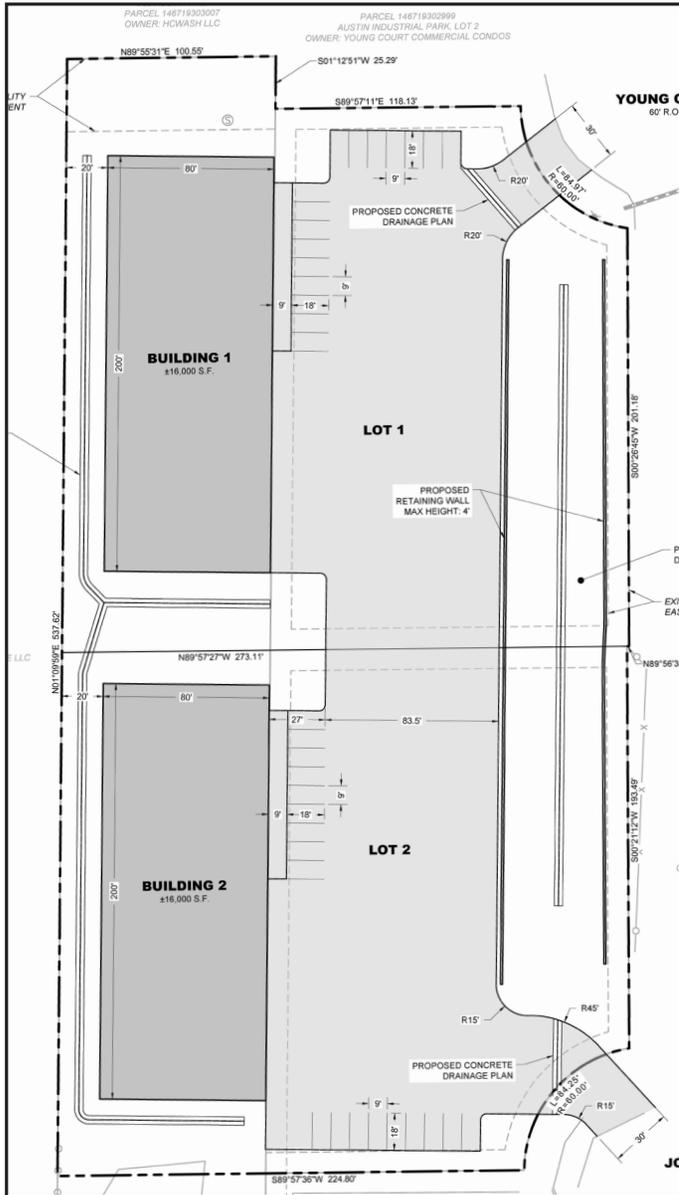
Lot 1:	1.62 AC
Lot 2:	1.56 AC
Total Land Area:	3.18 AC
Zoning:	Light Industrial (Erie)
Utilities:	In street
SALE PRICE:	\$1,250,000

PERMITTED USES:

- Warehouse
- Light manufacturing
- R + D
- Outside Storage



PRELIMINARY BUILD-TO-SUIT PLAN

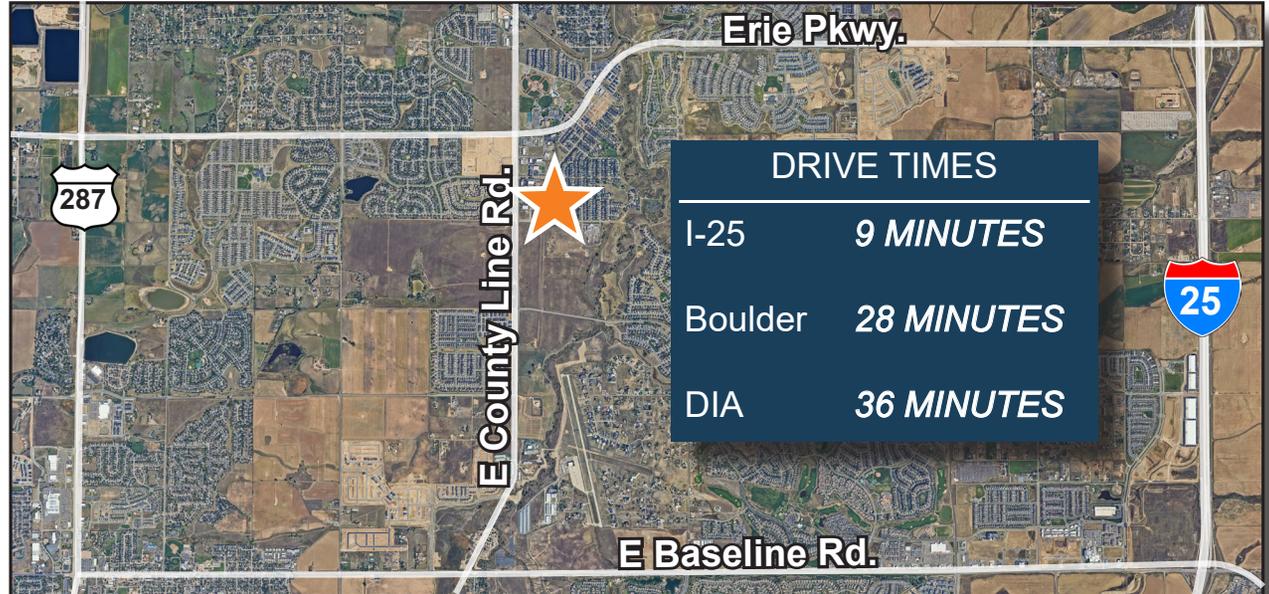


BUILDING 1

- 16,000 SF
- 16 parking spaces
- (2) 16'x16' drive-in doors
- 18'

BUILDING 2

- 16,000 SF
- 9 parking spaces
- (2) 16'x16' drive-in doors
- 18'



AMENITIES IN THE AREA



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