

# For SALE

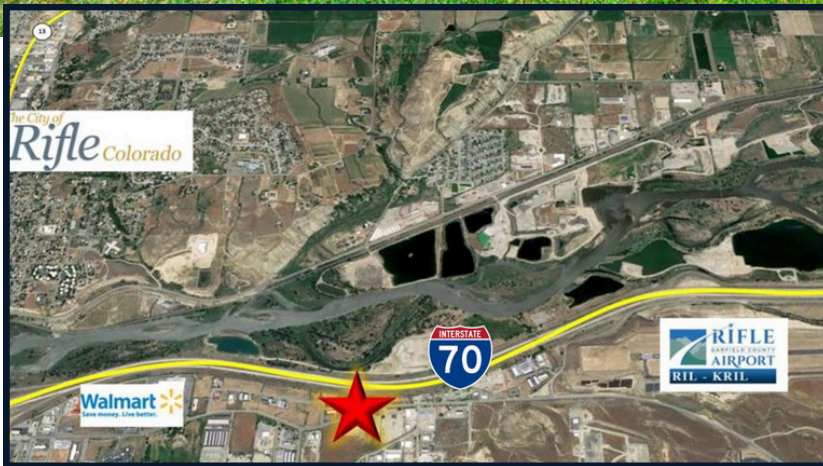
1944 Airport Road, Rifle CO



## INVESTMENT OPPORTUNITY



# \$3,595,000



**KYLE SERRANO**  
COMMERCIAL BROKER

970-778-0796

kyle@venturegj.com  
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- ◆ 14,024 SF WAREHOUSE
- ◆ ALL THREE UNITS LEASED NNN; 6% CAP RATE
- ◆ LOCATED IN THE HEART OF THE RIFLE BUSINESS PARK
- ◆ 3-PHASE POWER
- ◆ 4 OVERHEAD DOORS
- ◆ GREAT INVESTMENT OPPORTUNITY!



# For LEASE

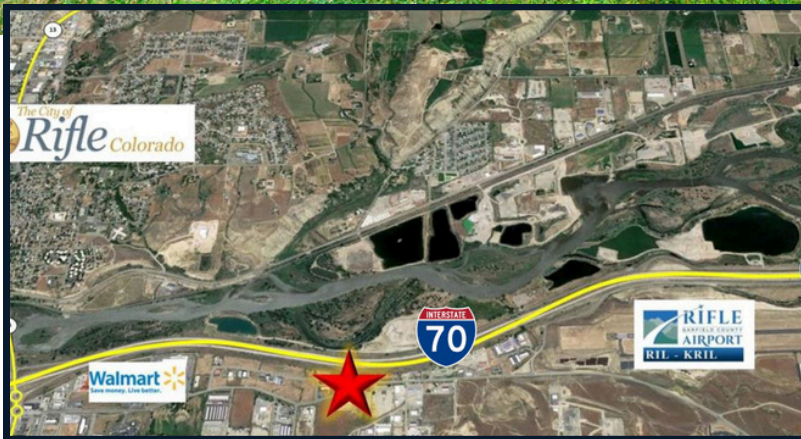
1944 Airport Road #2A, Rifle CO



## WAREHOUSE SPACE FOR LEASE



# \$3,650/mo + NNN



- BRAND NEW SPACE - 2940 SF
- 18' EAVES
- 14' X 16' OVERHEAD DOOR



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- 3-PHASE POWER
- FENCED LOT
- GREAT ACCESS