

For SALE

1944 Airport Road, Rifle CO

VENTURE GROUP
COMMERCIAL

INVESTMENT OPPORTUNITY



\$3,595,000



- 14,024 SF WAREHOUSE
- ALL THREE UNITS LEASED
NNN; 6% CAP RATE
- LOCATED IN THE HEART
OF THE RIFLE BUSINESS
PARK



KYLE SERRANO
COMMERCIAL BROKER

970-778-0796
kyle@venturegj.com
www.venturegj.com

- 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



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- ◆ BRAND NEW SPACE - 2940 SF
- ◆ 18' EAVES
- ◆ 14' X 16' OVERHEAD DOOR
- ◆ 3-PHASE POWER
- ◆ FENCED LOT
- ◆ GREAT ACCESS