

\$1,500,000 - 20094 Highway 50, Rocky Ford

MLS® #9938317

\$1,500,000

Bedroom, Bathroom, 44,649 sqft

Commercial on 5.30 Acres

N/A, Rocky Ford, CO

This property sits on the South side of Highway 50 just East of downtown Rocky Ford, CO on 5.3 Acres with City/Community Water & Sewer, Railspur, 1500KVA 220/440 3 Phase & 4 Bays in Main Building. The additional 8K SqFt Building is a Drying Facility - once used to dry onions and later to dry Hemp. The plant is vacant and has been since 2019/2020. HISTORY OF PLANT: This property is located in eastern Colorado in the Arkansas River Valley and was originally used as an onion processing plant. In 2005, Colorado Blue Ribbon Foods purchased the plant and had the plant approved as a USDA/FDA food preparation and meat processing plant. Blue Ribbon Foods was a large ready-to-eat (RTE) facility - the food produced could be consumed without further cooking. A USDA inspector was present at the plant on a daily basis to ensure that the products met stringent USDA standards. During 2017-2019/2020 the plant was leased to one of the largest U.S. hemp oil processors. The hemp oil was processed for animal and human food supplements. Recently, the plant has been cleaned out and all of the old ammonia refrigeration equipment has been removed. **** TODAY: The property will require a bit of repair/restoration to get it up and running. It is located in a Rural Enterprise Zone that offers lots of opportunities. Information about that is available upon request.



Built in 1967

Essential Information

MLS® #	9938317
Price	\$1,500,000
Square Footage	44,649
Acres	5.30
Year Built	1967
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	20094 Highway 50
Subdivision	N/A
City	Rocky Ford
County	Otero
State	CO
Zip Code	81067

Amenities

Parking Spaces	50
----------------	----

Interior

# of Stories	1
--------------	---

Listing Details

Listing Office	Berkshire Hathaway HomeServices Colorado Real Estate, LLC
----------------	---



The real estate listing information and related content displayed on this site is provided exclusively for consumers' personal, non-commercial use and, may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. This information and related content is deemed reliable but is not guaranteed accurate by the Pikes Peak REALTOR® Services Corp.