

# \$400,000 - 8294 Maverick Lane, Ordway

MLS® #5969437 REALTOR Listing Office: Real Broker LLC

**\$400,000**

0 Bedroom, 0.00 Bathroom, 12,960 sqft  
Commercial Sale on 5 Acres

N/A, Ordway, CO

Fantastic 18% NNN Cash Flow Warehouse Investment Opportunity. Cannabis Grow Operation with a lucrative 5-year NNN Lease ending 2029 and a remarkable 18% Cap Rate.

This turn-key 12,960 Sq Ft Nexus building is located on a 5.2-acre property in Ordway, CO. The property features phase 3 power and city water connection, making it perfect for cultivation operations. The building is equipped with lights and all necessary equipment, providing a hassle-free solution for your growing needs. With 10,800 Sq Ft of greenhouse space and 2,160 Sq Ft of warehouse space, this is the ideal setup for any commercial grower looking to expand their operations. Beyond its current use as a greenhouse facility, the property offers versatility for various industrial purposes, catering to a wide range of businesses and industries. This property offers the perfect combination of income stability, growth potential, and hassle-free ownership. Contact us today to schedule a viewing and secure your new investment!

Equipment Included: Wadsworth Seed System, 30 Gavita Lights, Drying Machine, Racks, Water Pumps, Feeding System, Water Storage Tanks, and More!

Seller will consider Seller Financing. 8356 Maverick Lane, Ordway, Colorado 81063 is also available for sale. MLS ID: 9833902



The tenant has been performing. There is no guarantor



**Listing Courtesy of Real Broker LLC**

Built in 2018

**Essential Information**

MLS® #	5969437
Price	\$400,000
Bathrooms	0.00
Square Footage	12,960
Acres	5.20
Year Built	2018
Type	Commercial Sale
Sub-Type	Special Purpose
Status	Active
Features	Fixtures/Equipment Included

**Community Information**

Address	8294 Maverick Lane
Subdivision	N/A
City	Ordway
County	Crowley
State	CO
Zip Code	81063

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	10

**Exterior**

Roof	Green Roof, Metal
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**Additional Information**

Date Listed	May 4th, 2023
Zoning	AR - Commercial Marijuana



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Listing information last updated on June 13th, 2025 at 2:49pm MDT