

INDUSTRIAL PROPERTY



FOR LEASE

7315 MCCLAIN POINT
COLORADO SPRINGS, COLORADO 80915



COLE UNDERWOOD

Broker Associate

Direct: (719) 200-4610

cole@coleunderwood.com



4272 Promenade Drive Suite 100
Colorado Springs, CO 80920

PROPERTY INFORMATION

Lease Price:	\$15.00 NNN
Space Available:	3,750 SF
Property Type:	Industrial
Location:	Claremont Ranch
Year Built:	2017
Zoning:	CS CAD-O

PROPERTY DESCRIPTION

Just over 3,400 square foot office warehouse building in Claremont Ranch. Building is currently zoned CS CAD-O and is in move in condition. Property has a fully fenced yard, 2 14' overhead doors and plenty of parking. Easy access to Highway 24.

DRIVE TIMES

<u>E Hwy 24</u>	<u>North Academy Blvd</u>
2 Minutes	8 Minutes
<u>Hwy 21 (Powers)</u>	<u>Hwy 25</u>
5 Minutes	15 Minutes

AERIAL AND DEMOGRAPHICS

- Retail 
- Restaurants 
- World Golf & Sand Creek Course 
- Parks & Trails 
- Distillery 



PROPERTY PHOTOS



PROPERTY MAP

