

# 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

E Hwy 24 North Academy Blvd  
2 Minutes 8 Minutes

Hwy 21 (Powers) Hwy 25  
5 Minutes 15 Minutes



## AERIAL AND DEMOGRAPHICS

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

## PROPERTY PHOTOS



# PROPERTY MAP

