

**GREAT OWNER/  
USER INDUSTRIAL OPPORTUNITY**



**2110**  
Busch Ave

CO Springs 80904

**CBRE**

# EXECUTIVE SUMMARY

The subject property was built from masonry construction in 1984, has approximately 23,000 gross square feet and approximately 0.93 acres of land with 20 parking stalls onsite with plenty of street parking. The building consists of roughly 18,000 square feet of warehouse space (three warehouse spaces, approximate 9,400 SF, 6,400 SF, 2,400 SF) and 5,000 square feet of office space. The warehouse portion has two dock high doors, one drive-in door (10'w X 14'h) and a ceiling height of up to 31 feet with LED lighting, a floor scale, gas heaters and is well insulated. The office portion is a mix of large offices, a receptionist desk, a conference room, and a break area that lead into the warehouse. The property is located just south of Hwy 24 and relatively easy access to I-25.



# PROPERTY DESCRIPTION



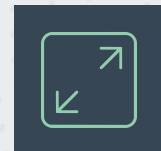
## Property Overview



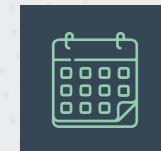
ASKING PRICE:  
**\$3,800,000**



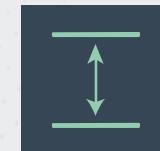
BUILDING SIZE:  
**23,000 SF**



LOT SIZE:  
**±0.93 AC**



YEAR BUILT:  
**1984**



CEILING HEIGHT:  
**12' - 31'**



POWER:  
**400A/220 - 480V 3P  
(VERIFY)**



SPRINKLERS:  
**YES**



LOADING:  
**2 DOCK DOORS  
1 OVERSIZED DOOR**

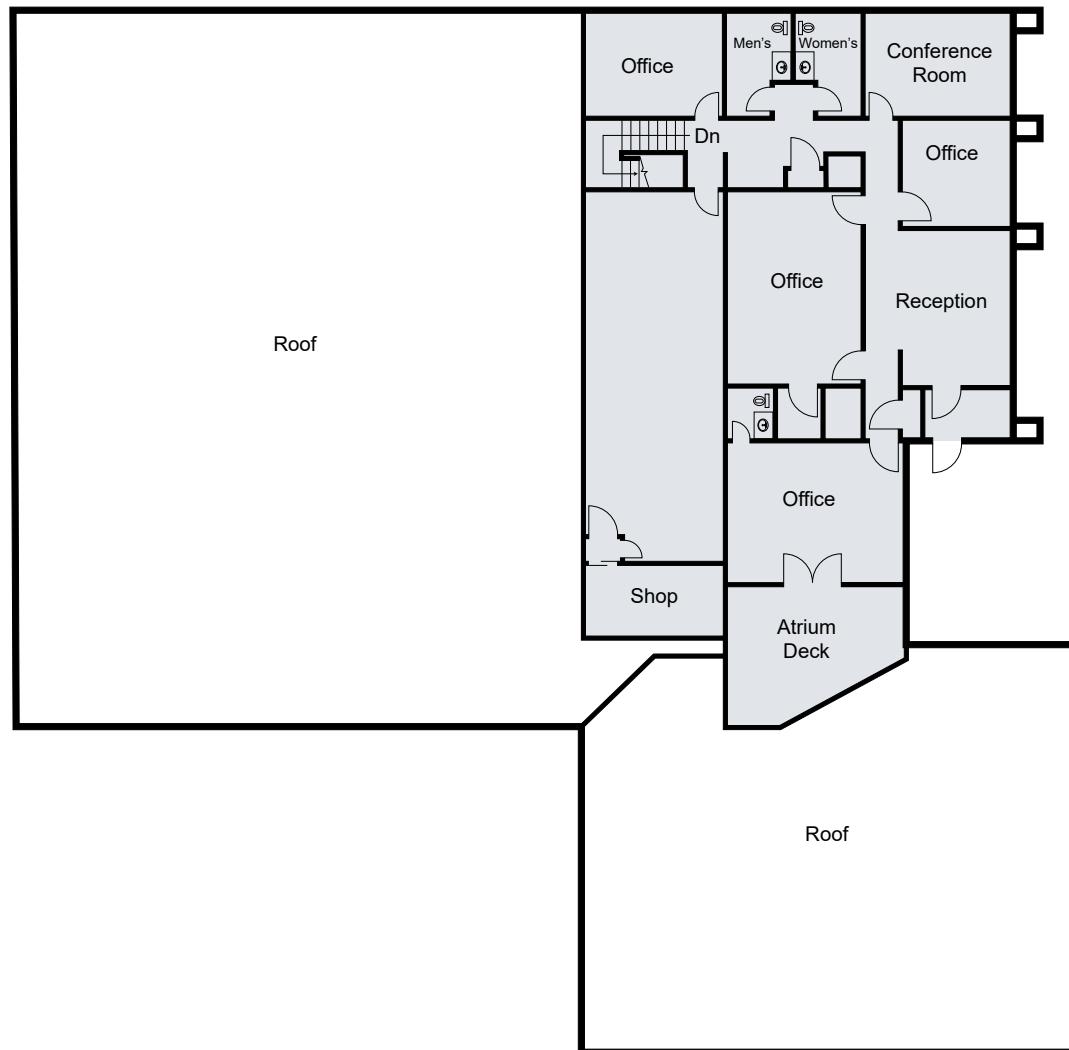
# FLOOR PLAN

## Main Level



# FLOOR PLAN

## Second Floor Plan



# 2110

Busch Ave



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**CBRE**

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