

# Retail/Industrial Building & Land for Lease

102, 104, 106 S Chestnut St & 609 W Colorado Ave, Colorado Springs, CO 80905



## PROPERTY OVERVIEW

Rare and unique retail and industrial units for lease with the opportunity to lease approx. a half-acre of land. Located in an area of new and popular developments just to the west outside the core of Downtown Colorado Springs in an arts district.

The property has excellent visibility along W Colorado Ave and is within walking distance of a number of major Downtown developments, such as; Weidner Field, The Olympic Museum, America the Beautiful Park and many new restaurants and bars.

The property would work well for a large variety of uses such as; general retail, automotive, makers space/woodshop, art studio, hair salon, and much more! The property was originally built as a grain farm and retains a number of charming historic elements. Unit 609 was originally 2 railroad cars and retains the fantastic sliding door feature onto W Colorado.

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## PROPERTY DETAILS

Building Size: +/- 10,778 SF  
Zoning: C-5  
Land: 34,000 SF (0.78 Acres)  
Year Built: 1900  
Rental Rate: \$12.00 PSF, Modified Gross

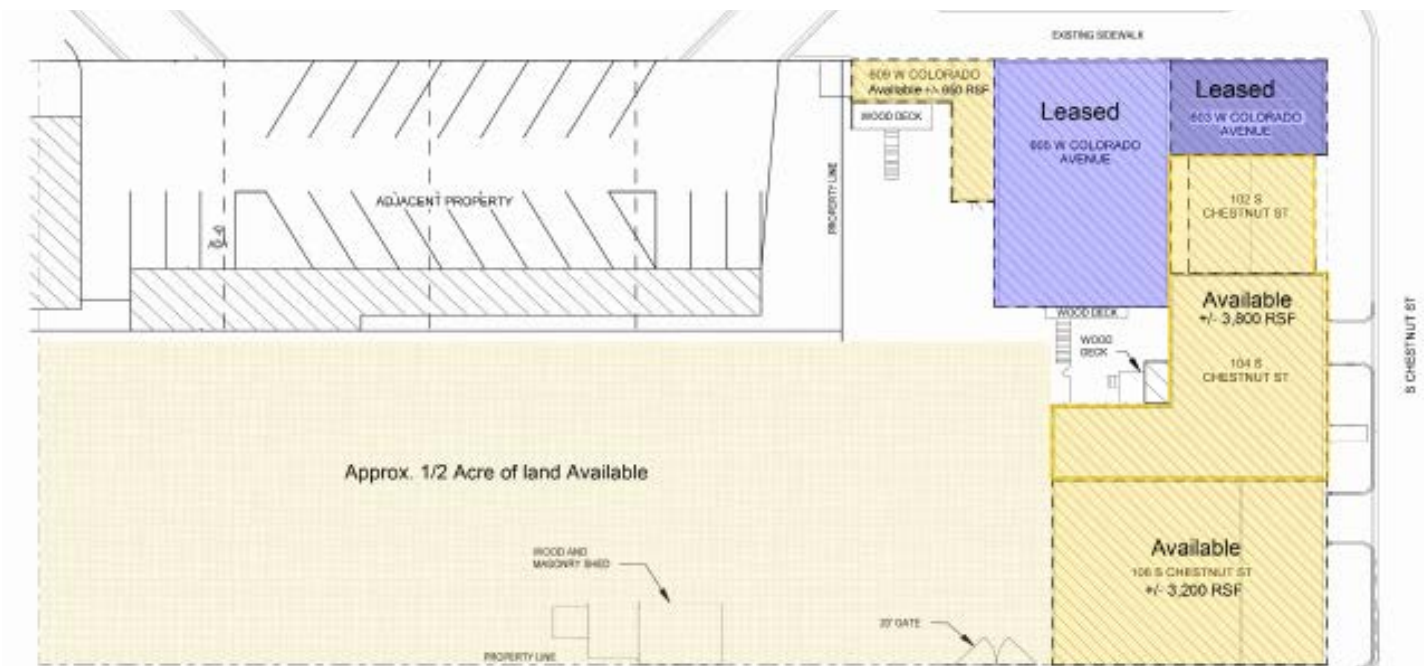
## SPACE AVAILABLE:

- 609 W Colorado: +/- 650 RSF (retail)
- 102 & 104 S Chestnut St: +/- 3,800 RSF \* (retail/ industrial)
- 106 S Chestnut St: +/- 3,200 RSF \* (industrial)
- Yard Space: Approx.: 21,800 SF (1/2 acre)



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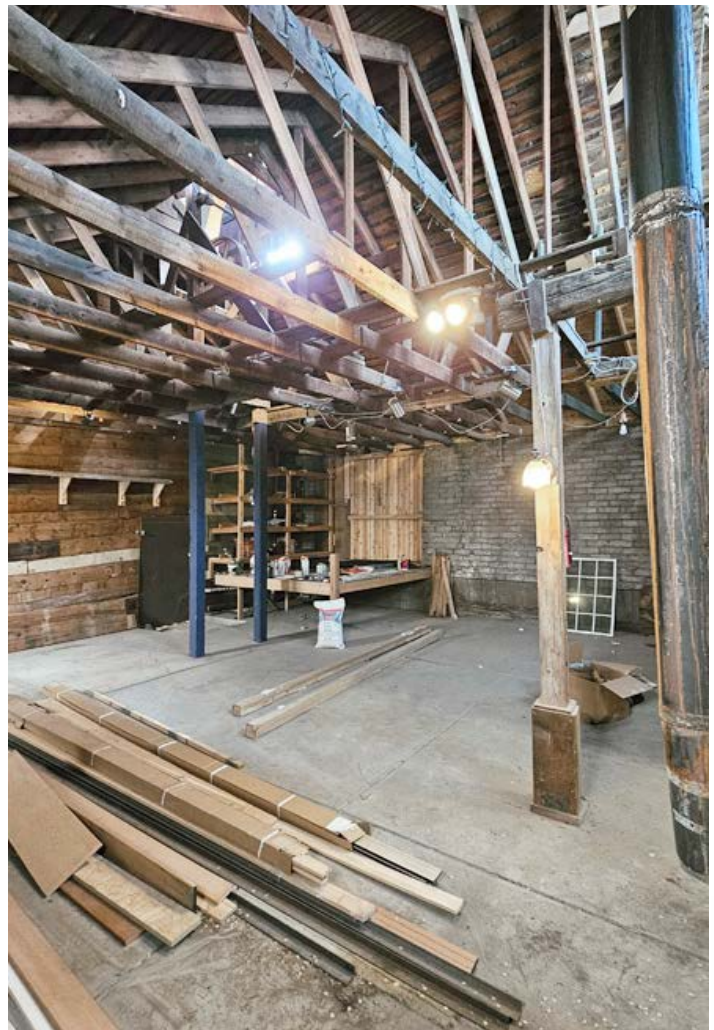


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