

INDUSTRIAL CONDO FOR LEASE

131 Winters Drive, Colorado Springs, CO 80907



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OVERVIEW

Beautiful industrial condo available for lease. Just off of N Nevada Ave and within minutes to I-25.

This unit has 1,912 SF of warehouse with high ceilings, and 1,662 SF of office space with professional finishes. The private fenced-in yard has approximately 2,000 SF of space.

The warehouse has a mezzanine for storage and 14' x 12' drive-in door.

It's difficult to find property like this in town so contact us to set up a showing soon.

HIGHLIGHTS

- 17' - 21' Ceiling Height
- 50' x 38' Fenced-in Yard
- Shower in Upstairs Bathroom



Lease Rate:

\$13.00 SF/YR
(+ \$2.84 PSF NNN)



Building Size:

3,574 SF



Lot Size:

0.23 Acres



Zoning:

M1

OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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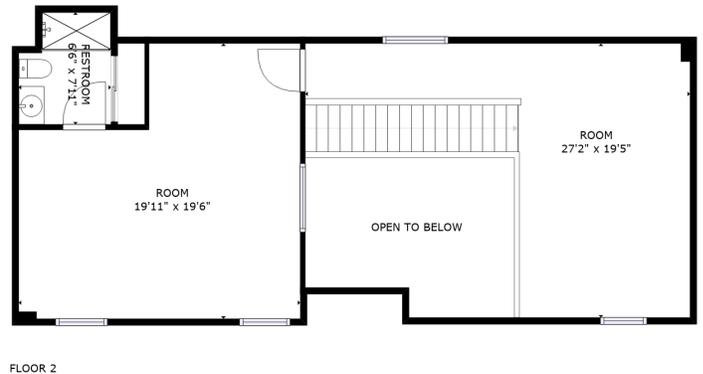
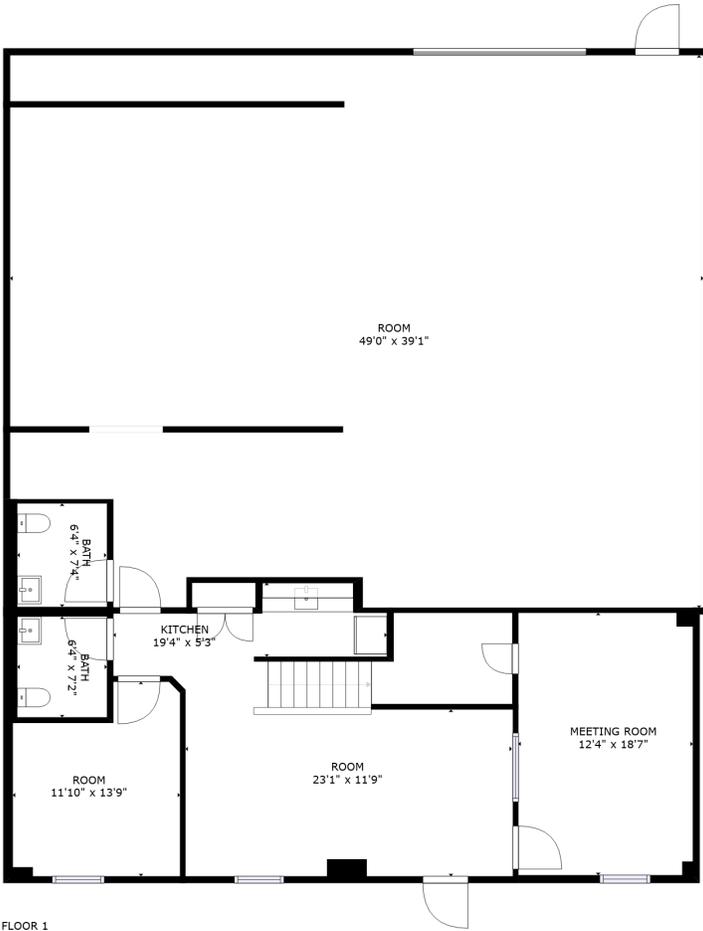
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GROSS INTERNAL AREA
FLOOR 1: 2824 sq. ft, FLOOR 2: 763 sq. ft
TOTAL: 3587 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Garden of the Gods Rd / Austin Bluffs Pkwy



Winters Dr

N Nevada Ave

Fillmore St

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