

# INDUSTRIAL PROPERTY



## FOR LEASE

2685 DURANGO DRIVE  
COLORADO SPRINGS, CO 80910



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# PROPERTY INFORMATION

LEASE RATE:	\$10.50 NNN
RENTABLE AREA:	12,240 SF
LAND AREA:	0.64 AC
ZONING:	GI
BUILDINGS:	1
DOCKS:	3

# PROPERTY DESCRIPTION

12,240 SQUARE FOOT WAREHOUSE BUILDING ZONED GI. PROPERTY HAS 3 DOCK HIGH DOORS AND 2 DRIVE IN DOORS. MINIMAL OFFICE AREA WITH RESTROOMS. PLENTY OF OFF STREET PARKING. EASY ACCESS TO ACADEMY BLVD. AND I-25. 1,200 AMPS OF POWER ARE LOCATED IN THE PROPERTY.

# PROPERTY HIGHLIGHTS

- EASY ACCESS TO I-25 AND ACADEMY BLVD.
- 3 DOCK HIGH DOORS AND 2 DRIVE IN DOORS.
- 1,200 AMPS OF POWER LOCATED IN THE PROPERTY.





# PROPERTY PHOTOS





PROPERTY MAP

