

FOR LEASE



1450 Valley Street Colorado Springs, CO 80915

Property Details

Lease Rate	\$15.50/SF NNN
Building Size	± 22,000 SF
Lot Size	2.55 Acres
Clear Height	22 Feet
Loading	(4) Drive-In / (2) Dock-High
Zoning	I-2
County	El Paso

Property Highlights

- Fully-fenced and secure site with updated office space and approximately 1.25 acres of usable yard area
- Offers a variety of loading options, heavy power, and sprinklered
- Potential uses include Industrial, Distribution, Showroom, Manufacturing, and others
- Easy access to Powers Boulevard

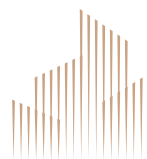


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BRD COMMERCIAL
REAL ESTATE GROUP



CARSON REAL ESTATE LLC

Co-Listed with

Theresa Carson

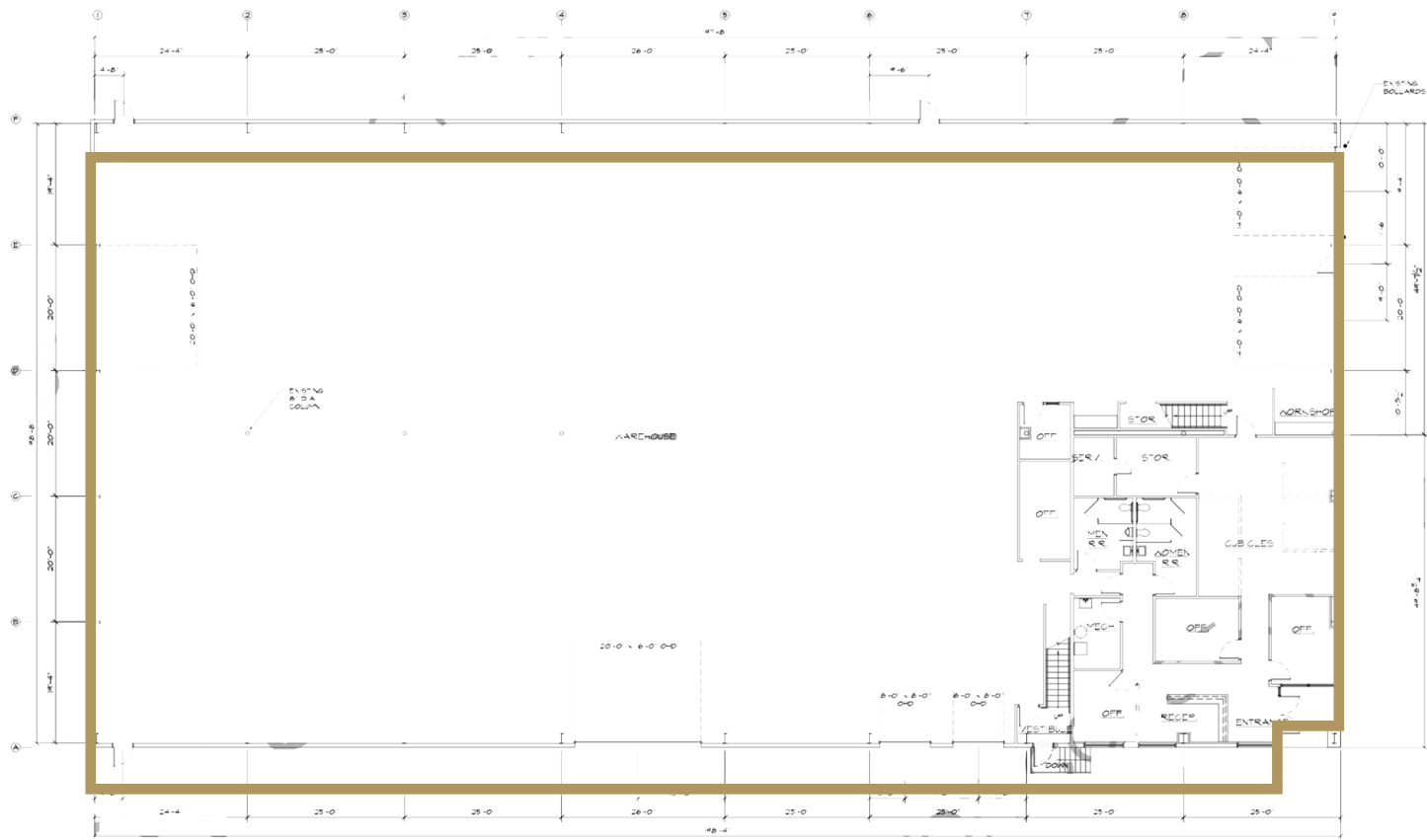
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Floor Plan



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