

# 1.88 ACRES FOR SALE



SALE PRICE

**\$619,500**

( Only \$7.56 /SqFt )

📍 841 Research Drive, Woodland Park, CO 80863

## PROPERTY DETAILS

- 1.88 Acre Vacant land site in City of Woodland Park on HWY 67
- Zoned HSC/LI (Heavy Service Commercial / Light Industrial)
- Build your own plan or potentially a 13,500 SF, 9 unit Office / warehouse (see sample rendering below)
- Great site with excellent visibility
- Planned for Rare 1,500 AF Units with Drive-In Doors & Mezzanine

## ALLOWED USES

- Service Uses
- Day Care
- Truck / Trailer Rental
- Light Manufacturing
- Potential Mini-Storage
- Offices
- Garden Center
- Contractor Services w/ Yard
- Outdoor Storage Uses



📍 2 N Cascade Ave. Suite 300, Colorado Springs, CO 80903

📞 719.577.0044

🌐 [www.highlandcommercial.com](http://www.highlandcommercial.com)



**John Onstott | Principal**

📞 719.330.1819

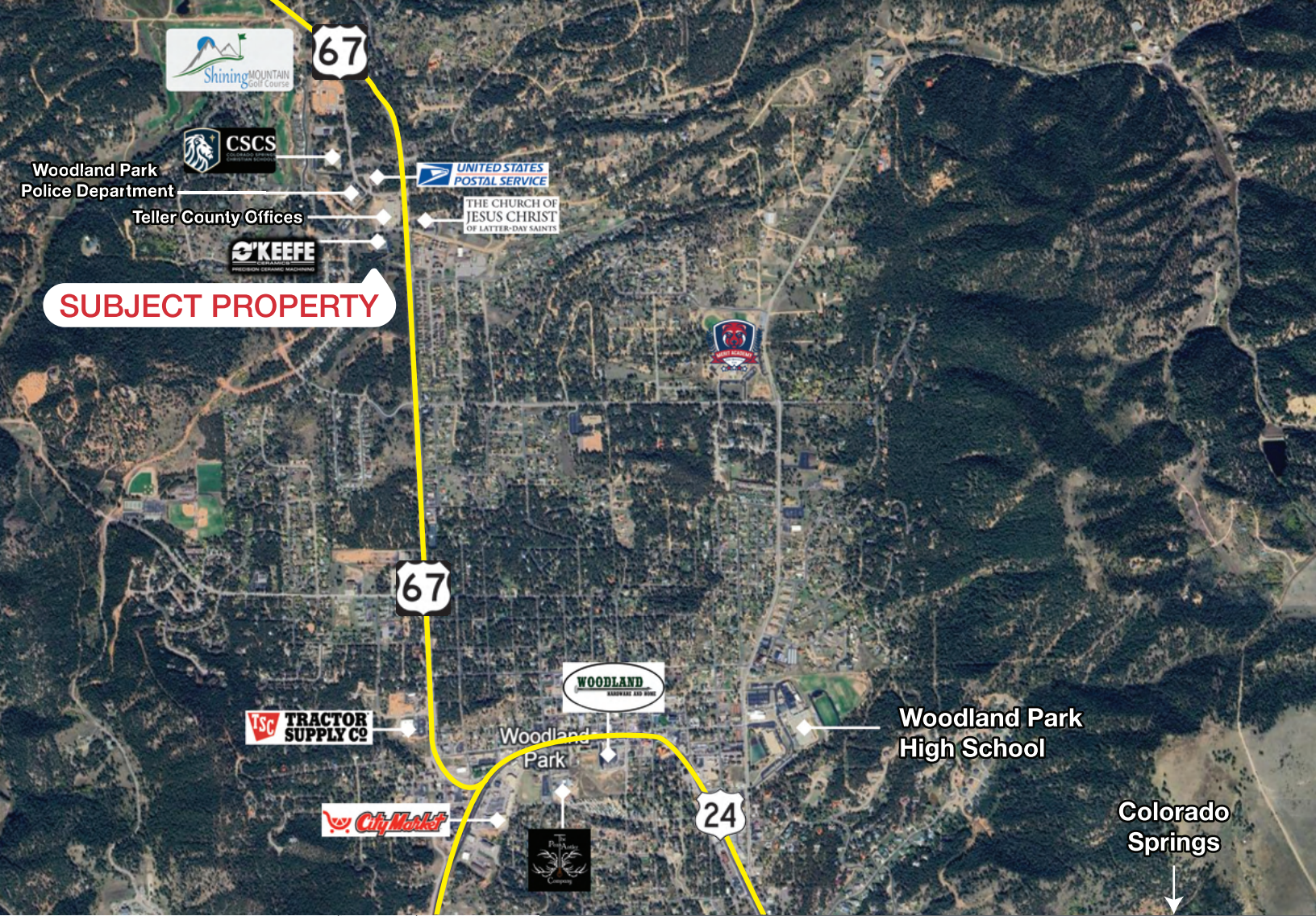
✉ [onstott@highlandcommercial.com](mailto:onstott@highlandcommercial.com)



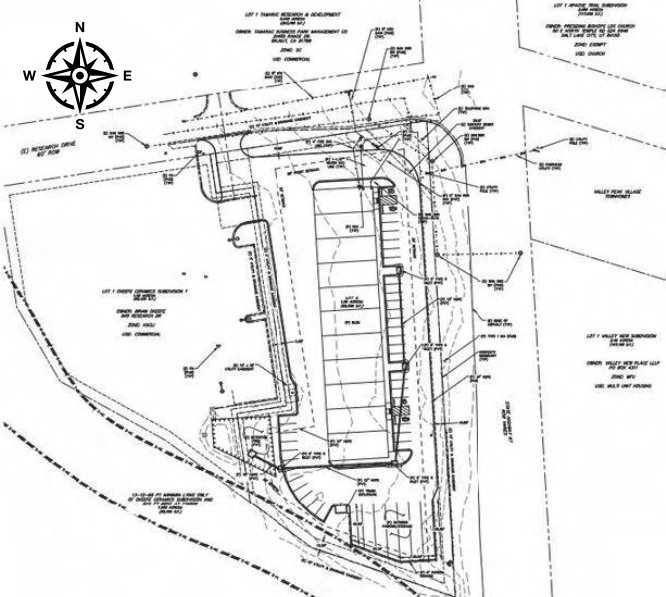
**Craig Anderson | Principal**

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**SUBJECT PROPERTY**



# NAL Highland

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