



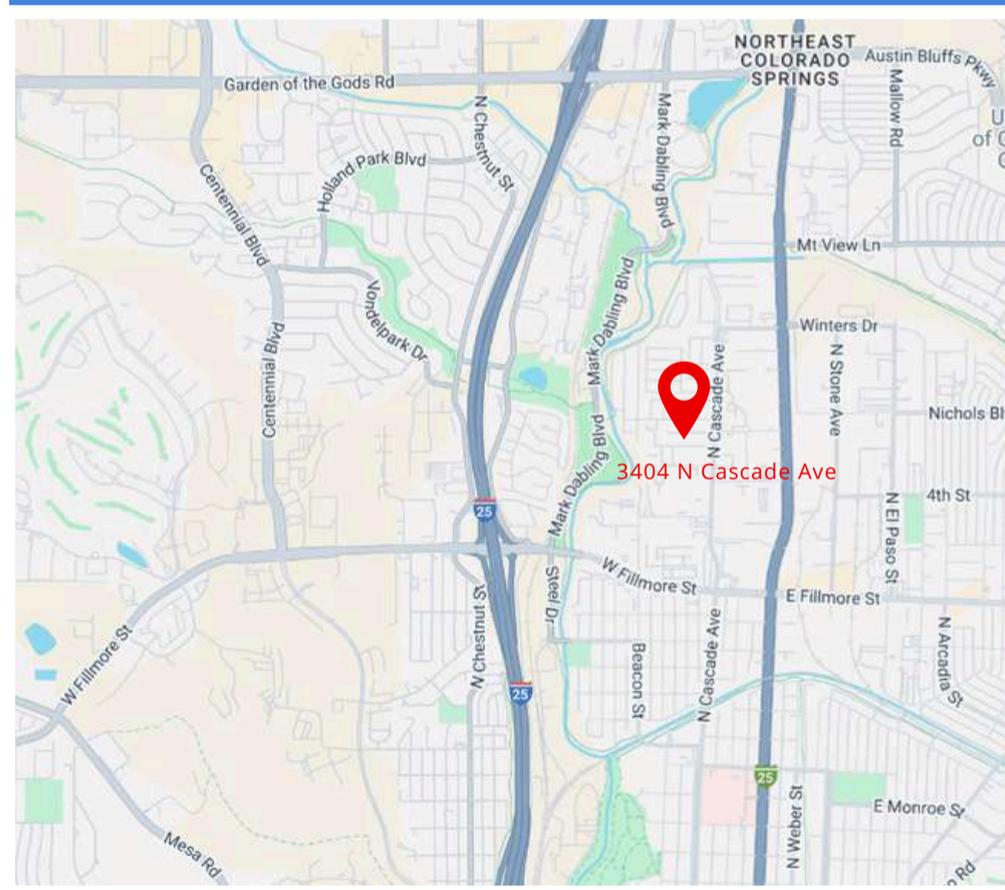
FOR LEASE

3404 N Cascade Ave
Colorado Springs, CO 80907

PROPERTY SPECIFICATIONS

-  **LOCATION:** 3404 N Cascade Ave
Colorado Springs, CO 80907
-  **AVAILABLE:** +/- 10,000 sf
-  **LOT:** +/- 1.02 ac
-  **LEASE RATE:** \$15.00 + NNN
-  **NNN:** \$3.50
-  **CEILING CLEARANCE:** +/- 16'
- LOADING:** Drive-in Door, Dock Door
- OVERHEAD DOOR:** 12' High x 10' Wide
-  **ZONING:** LI / Previously M1

MAP



- Additional Features:**
- Easy access to I-25
 - Fenced and secured outside storage
 - Rare industrial outside storage close to I-25
 - Possibilities for pull thru

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President

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Suite 127, Colorado Springs, CO 80907

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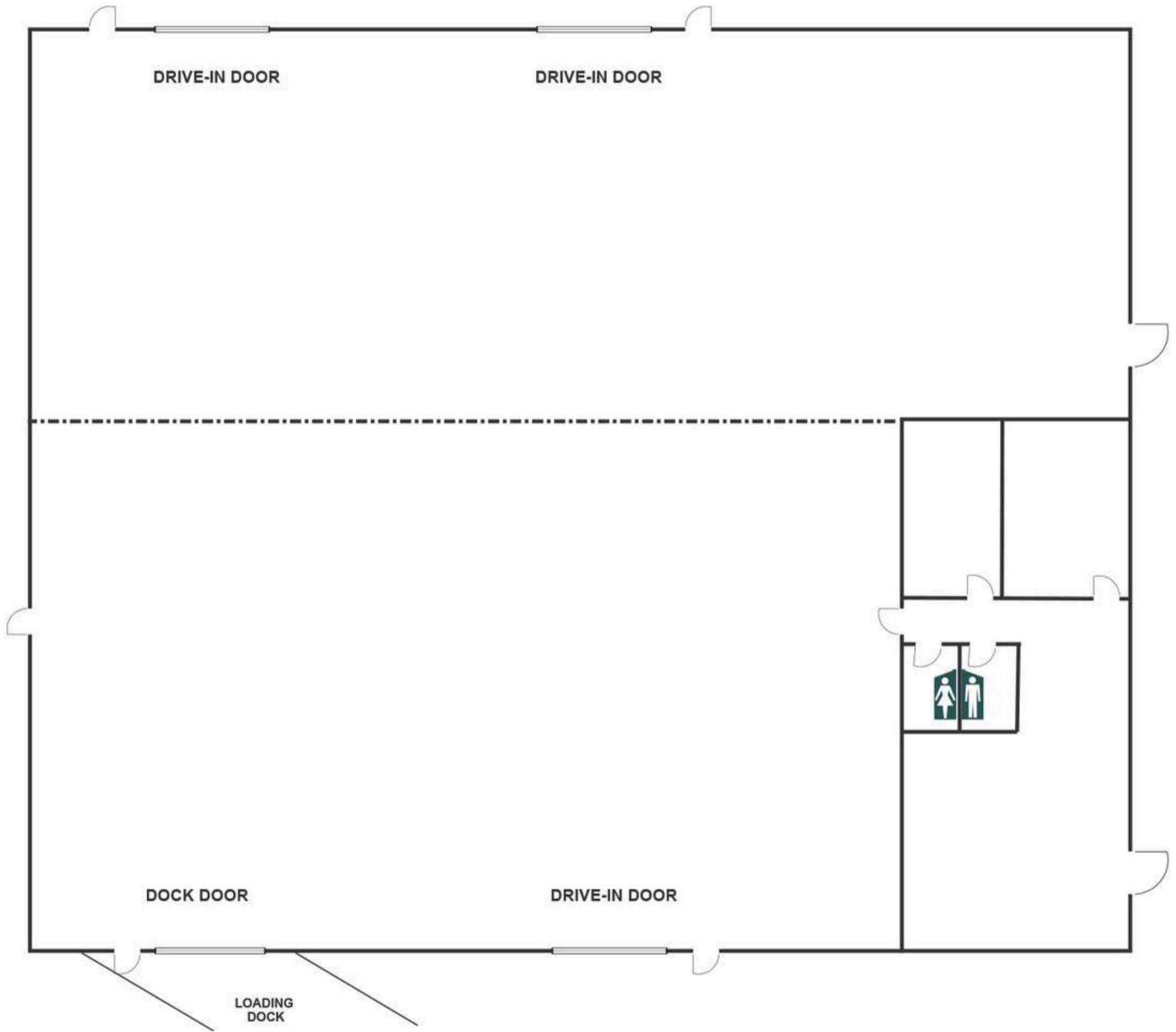
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FLOOR PLAN



The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact



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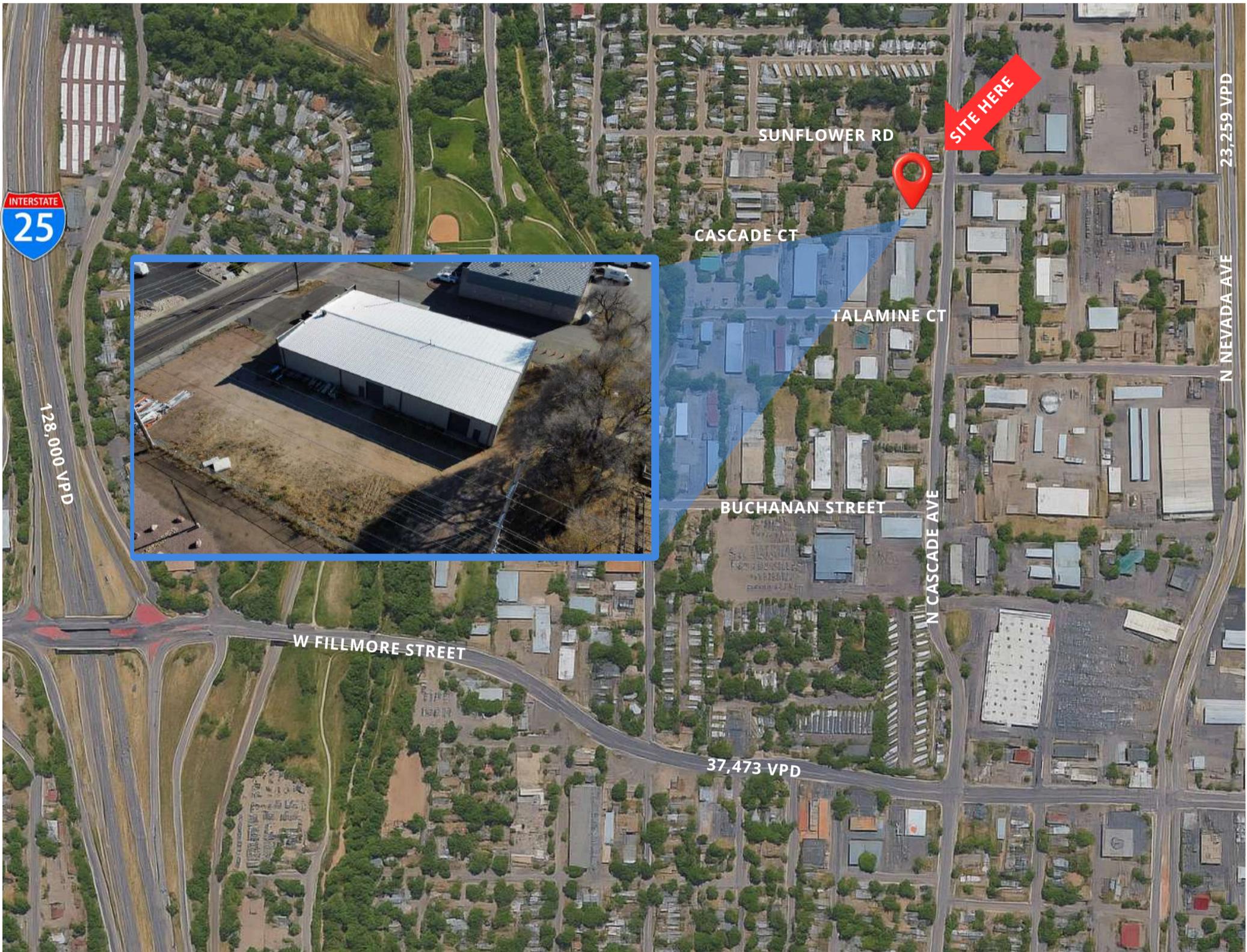
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AERIAL



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