

PROPERTY SUMMARY



**PROPERTY DESCRIPTION**

Do not miss out on this opportunity to lease a newer truly FLEXIBLE space conveniently located in Monument, Colorado along Interstate 25. Available immediately! The 884 square foot space (27' wide x 32' deep) can be used for both personal and/or business uses. High clear height and possesses a large 14' overhead door, concrete flooring, and LED lighting. Asking Lease Rate of \$19.00/sf NNN (\$1,400/month) with estimated CAM of \$8.24/sf (\$607/month). Tenant pays utilities (electric and water) directly to provider in addition to CAM/NNN. Call for details or for a showing.

**PROPERTY HIGHLIGHTS**

- Newer Unit for Light-Industrial, Showroom, Flex Use
- Located Adjacent to I-25 for Great Visibility
- 14' Roll-up Garage Door
- Ample Parking

**OFFERING SUMMARY**

Available SF:	884 SF
Lease Rate:	\$19/SF NNN (\$1,400/month)
Estimated CAM/NNN	\$8.24/SF (\$607/month)
Building Size:	32,075 SF

**DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE**

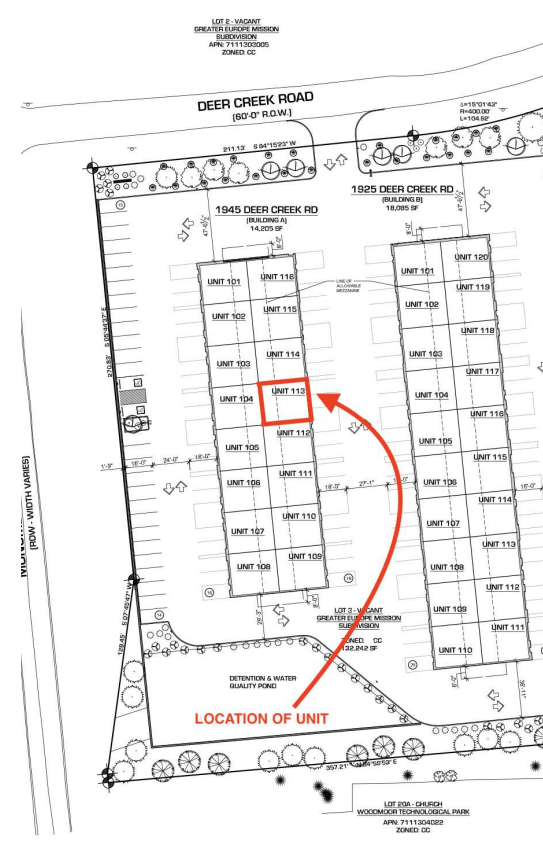
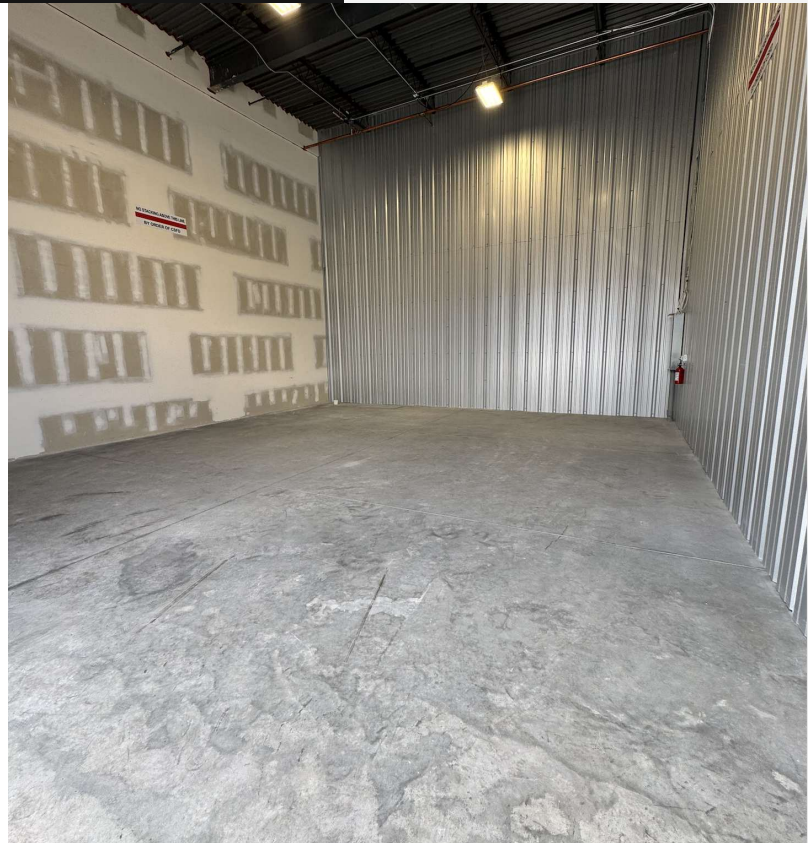
Total Households	81	273	1,182
Total Population	210	729	3,255
Average HH Income	\$167,396	\$174,450	\$172,945



MONUMENT PERSONAL WAREHOUSE  
1945 DEER CREEK RD MONUMENT, CO 80132



ADDITIONAL PHOTOS



NICK HIER 303.688.3105 X4 | DAN CONNOLLY 303.688.3105 X5

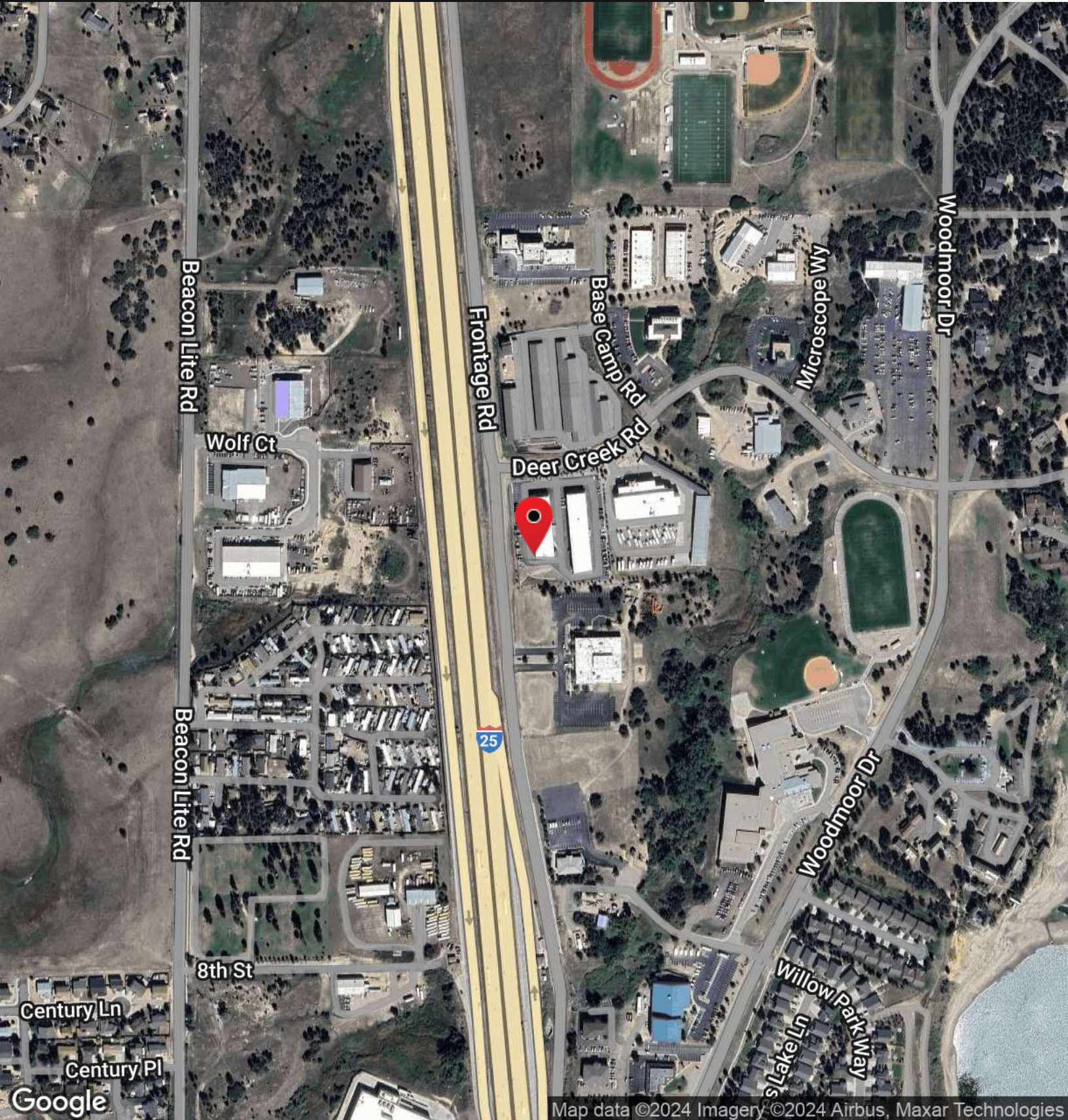
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LOCATION MAP



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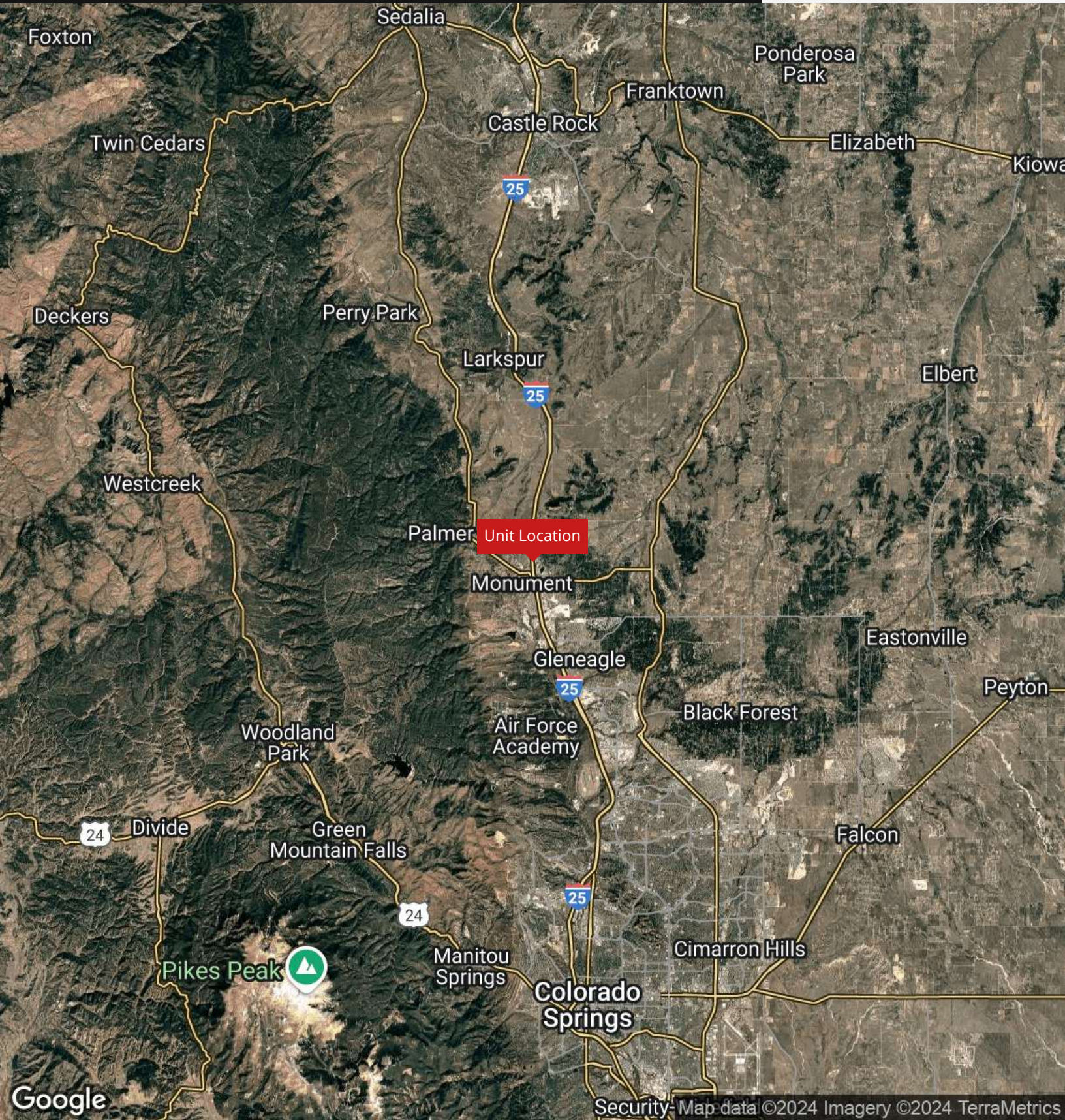
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REGIONAL MAP



Google

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