








INDUSTRIAL FOR SALE/LEASE

707 County Line Rd
Palmer Lake, CO 80133

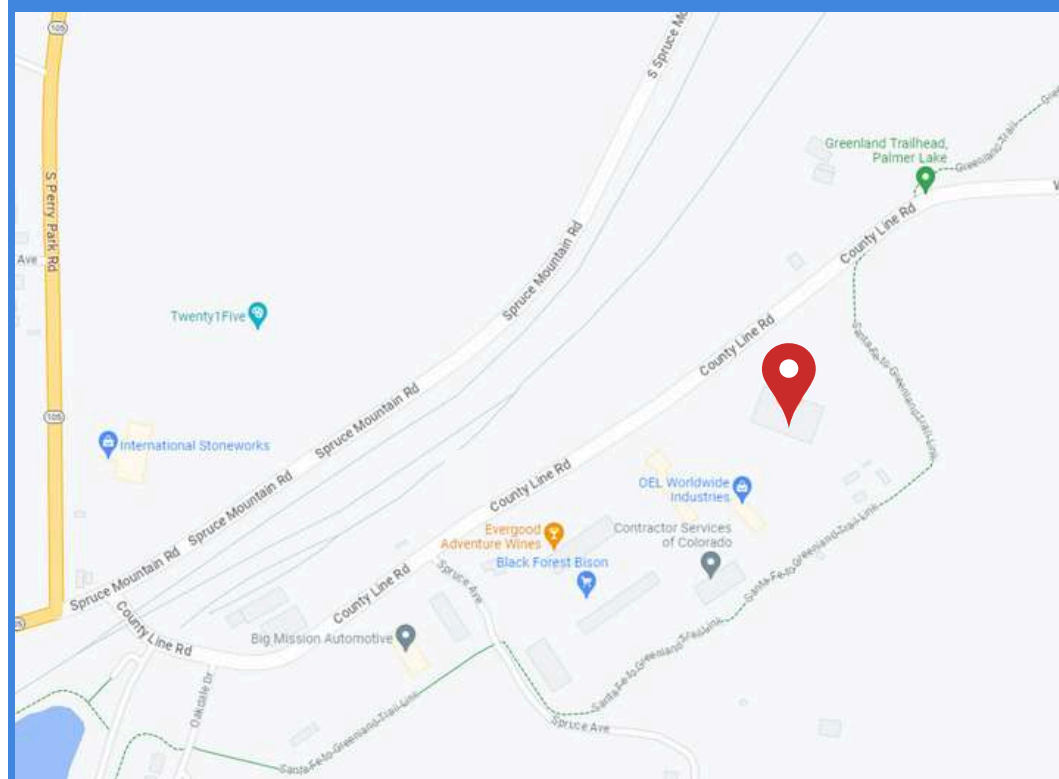
PROPERTY SPECIFICATIONS

	LOCATION:	707 County Line Rd Palmer Lake, CO 80133
	TOTAL SIZE:	+/- 24,000 Sf
	AVAILABLE FOR LEASE: OR OWNER/USER	+/- 8,106 Sf + Yard space
	LAND ACRES	5+ acres
	SALES PRICE:	\$4,800,000
	LEASE RATE:	\$16/ Sf + NNN
	CLEARANCE:	16'-20'
	POWER:	3 phase/480v
	ZONING:	M1
	LOADING:	Three 16' x 21' drive-in doors Three 16' x 20' drive-in doors One 16' x 24' drive-in door

Additional Features:

- Palmer Lake water
- Fenced and secured yard
- Radiant Heat in warehouse
- Office space has modern finishes and includes a large conference room, training room, and break room.
- About 3 miles to I-25

MAP



JASON CASTRO
President

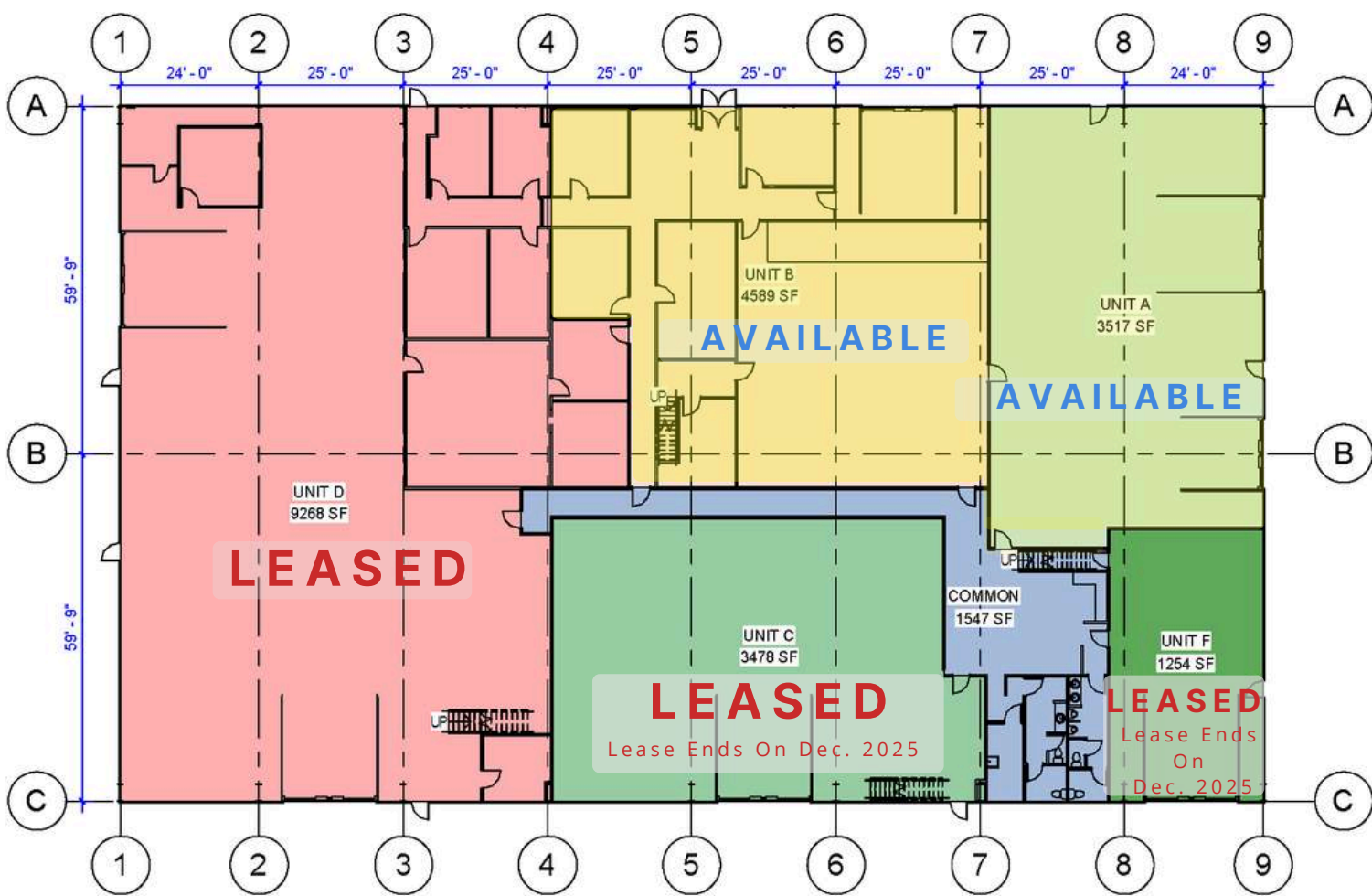


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FLOOR PLANS



1 FLOOR PLAN - 1ST FLOOR EXISTING
1" = 20'-0"



1 FLOOR PLAN - 2ND FLOOR EXISTING
1" = 20'-0"



2727 N. Cascade Avenue,
Suite 127, Colorado Springs, CO 80907

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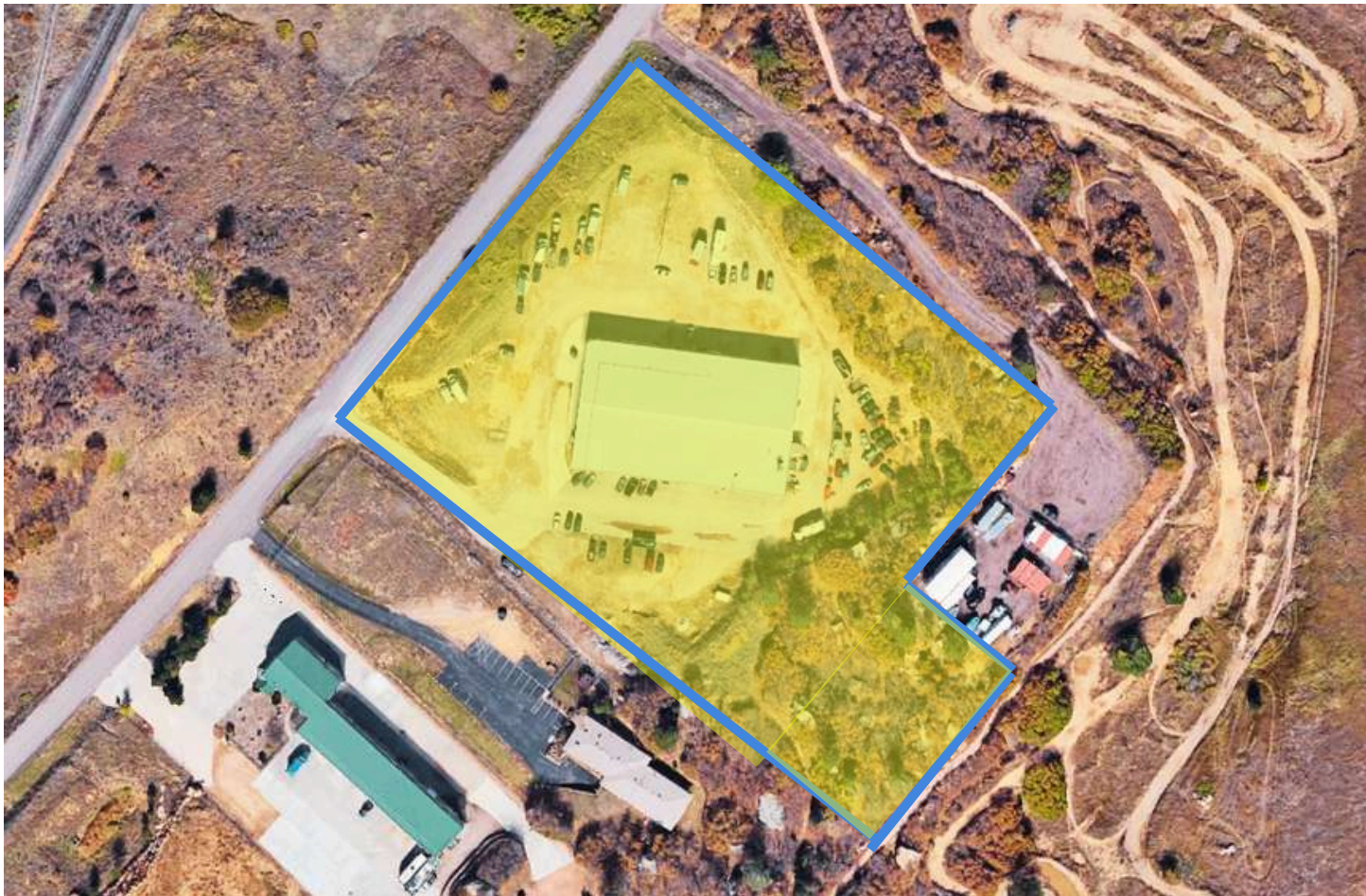
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707 County Line Rd
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PHOTOS



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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