

FLEX/RETAIL PROPERTY



FOR SALE

2150 VICTOR PLACE
COLORADO SPRINGS, CO 80915



COLE UNDERWOOD
Broker Associate
Direct: (719) 200-4610
cole@coleunderwood.com



4272 Promenade Drive Suite 100
Colorado Springs, CO 80920

PROPERTY INFORMATION

SALE PRICE:	\$3,150,000.00
BUILDING AREA:	11,500 SF
LAND AREA:	2.32 AC
ZONING:	BP AO
OVERHEAD DOORS:	3 (1-12'X16' AND 2-16'X16')
DOCK DOORS	1 12'X16' DOCK HIGH DOOR AND 20' CEILING HEIGHT.

PROPERTY DESCRIPTION

11,500 SQUARE FOOT INDUSTRIAL/ FLEX BUILDING JUST SOUTH OF CONSTITUTION OFF OF POWERS. BUILDING SITS ON 2.3 ACRES THAT IS FULLY FENCED. CURRENT ZONING IS BP AO. BUILDING HAS 1,500 SQUARE FOOT OF OFFICE SPACE THAT WAS RECENTLY RENOVATED AND THE REMAINING WAREHOUSE. WAREHOUSE FEATURES 3 OVERHEAD DOORS (1-12'X16' AND 2-16'X16') 1 12'X16' DOCK HIGH DOOR AND 20' CEILING HEIGHT. WAREHOUSE ALSO HAS FLOOR DRAINS AND A FIRE SUPPRESSION SYSTEM. 800 AMP 3 PHASE POWER AS WELL. CALL LISTING AGENT FOR MORE INFO.

PROPERTY HIGHLIGHTS

- 2.3 ACRES FULLY FENCED.
- 3 OVERHEAD DOORS AND 1 DOCK HIGH DOOR
- FLOOR DRAINS AND FIRE SUPPRESSION.



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY MAP

