

INDUSTRIAL PROPERTY



FOR SALE

845 MORENO AVENUE
COLORADO SPRINGS, CO 80905



COLE UNDERWOOD

Broker Associate

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4272 Promenade Drive Suite 100
Colorado Springs, CO 80920

PROPERTY INFORMATION

Sale Price:	\$1,375,000.00
Building Area:	6,096 SF
Land Area:	37,939 SF
Zoning:	MX-L
Class:	C
Year Built:	1981
Overhead Doors:	7
Parking:	20 Spaces/3.28 Ratio



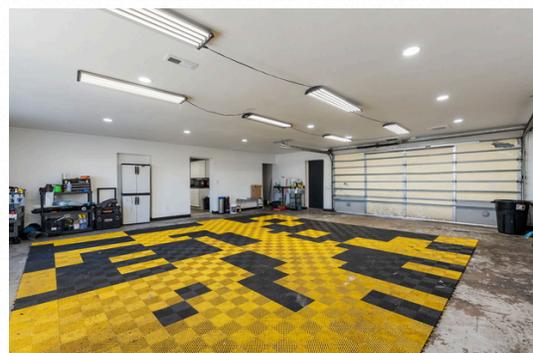
PROPERTY DESCRIPTION

Great building near Motor City! Seven overhead drive in doors (4) 10X10, (1) 10X12, (1) 8X10, & (1) 6X16 and fenced in storage yard. Nicely finished office space on the main level and partial basement would be great for storage. Main level consists of reception area, three offices, and a kitchenette. The rest of the space is warehouse area.

PROPERTY HIGHLIGHTS

- 5,000 SF of Garage/Warehouse Space & 3 Offices on Main Level
- Fully Fenced
- Approximately 1,000 SF of Storage or Potential Office Space in Basement
- Visibility from 8th Street

PROPERTY PHOTOS



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