

STORAGE/OFFICE PROPERTY



FOR SALE

CALL FOR OFFERS BY AUGUST 21, 2026

2140 GARDEN OF THE GODS ROAD

Colorado Springs, CO 80919



Cole Underwood

Broker – Remax Properties

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Scott Reid

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Scott Reid of ParaSell, Inc.
exclusively represents the Seller.
ParaSell, Inc. | A Licensed Colorado
Broker #EC.100085004



4272 Promenade Drive Suite 100
Colorado Springs, CO 80920
www.coleunderwood.com

PROPERTY HIGHLIGHTS

Sale Price	Call for offers by August 21, 2026
Self Storage:	44,320 SF
Office Space Size:	6,000 SF
Zoning:	BP
Year Built:	2014

PROPERTY DESCRIPTION

Storage Unit Property in great condition. Property consists of 44,320 Square Feet of Self Storage, 4,640 Square Feet of Container Storage, and a fully leased 6,000 Square foot office building all sitting on 4.05 acres +/-.

Property sits along Garden of the Gods corridor next to many residential neighborhoods and easy access to I-25. Current net income makes this property a 6% cap rate. Seller is in the process of subdividing this property so will need some time for this to happen. Call listing agent for more details.

DIRECTIONS TO ACCESS THE DEAL ROOM

1. Go to <https://www.urowrealestate.com/>
2. Click login on the top right of the screen
3. Press "Sign Up"
4. Enter your contact information
5. After entering your information, we will approve your account
6. Upon approval, you will receive an email confirming your registration
7. Click the deal link:
<https://www.urowrealestate.com/listings/willowstone-self-storage>
8. Click "Open Deal Room" below the pictures or to execute a confidentiality agreement and access the deal room with the OM and financials.



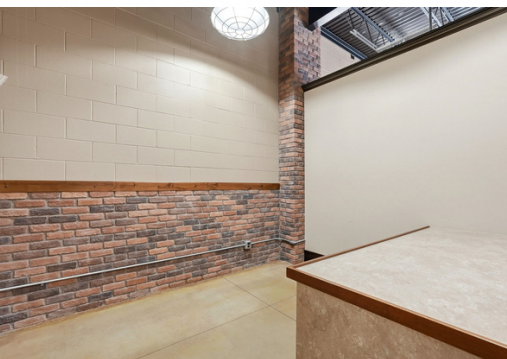
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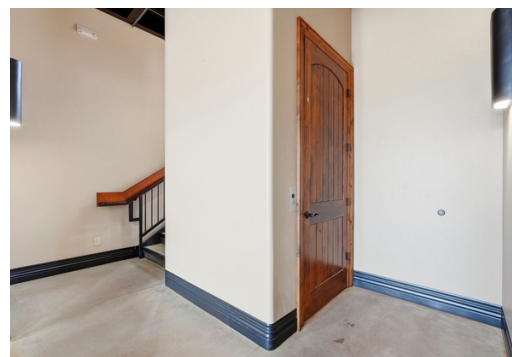
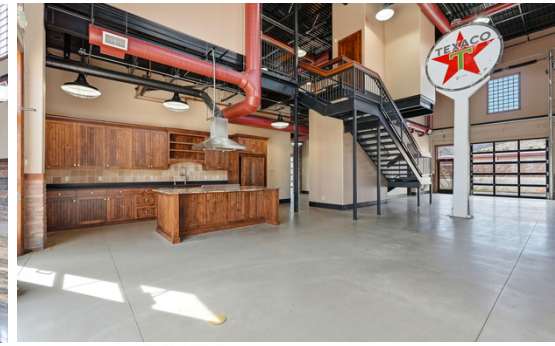
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