

**SMALL-BAY INDUSTRIAL**

**Owner/User or Investment Opportunity**

**2816 Willamette Pl**

Colorado Springs, CO 80909



**BRANDON PAXTON**

Owner/Broker

720.880.9761

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## PROPERTY FEATURES

**Sale Price: \$995,000**

Size: 6,204 SF

Units: Six (6)

Site: .34 Acres

Zoning: MX-L (Mixed-Use Large Scale)

Year Built: 1985

CAM: \$3.68/SF

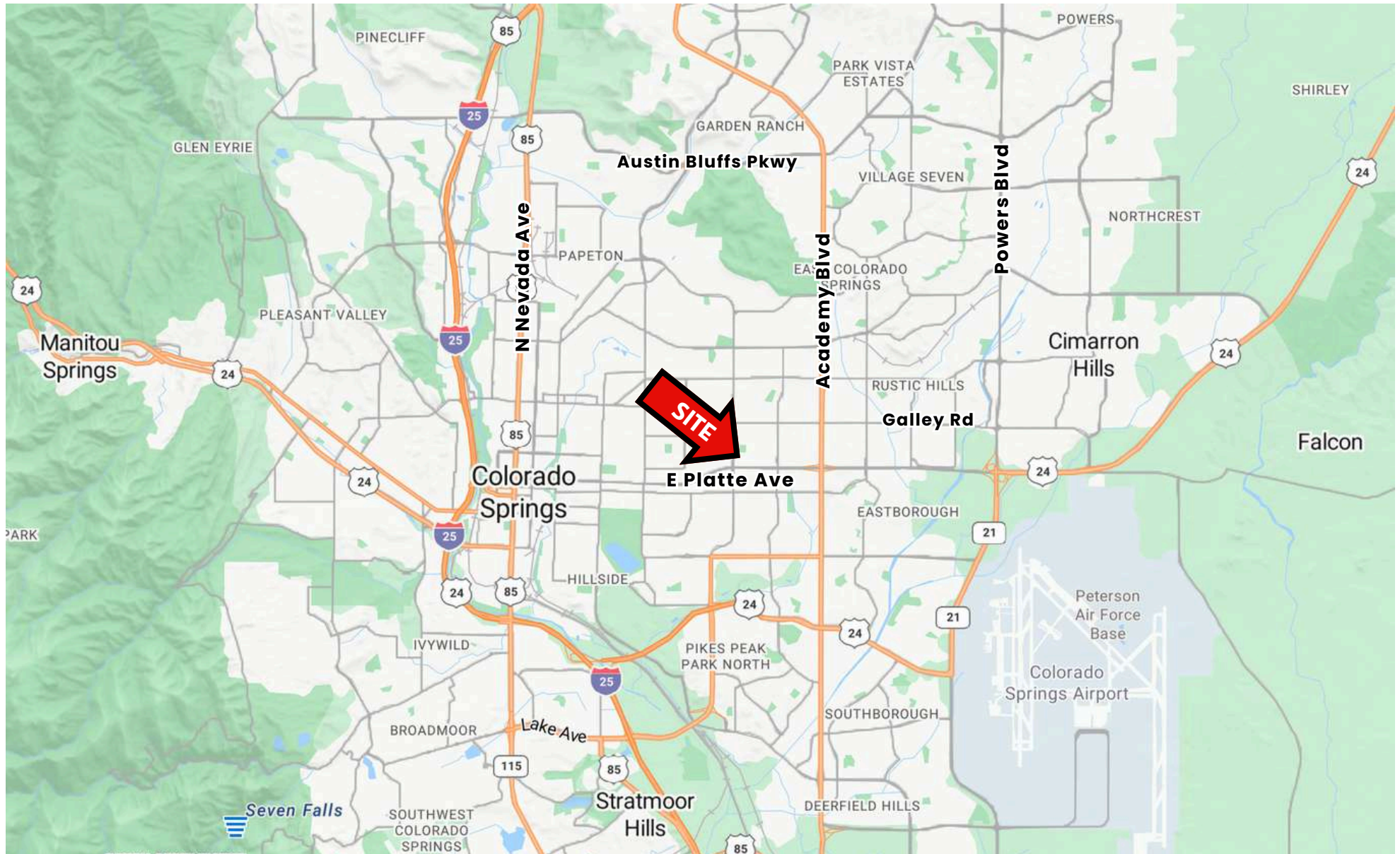


## PROPERTY HIGHLIGHTS

- Rare Small-Bay Industrial
- 6-Unit Property
- (6) 10x12 Grade-Level Loading Doors
- 14' Clear Height
- Masonry Construction
- Newer Overhead Doors
- Centrally Located Off Platte Ave



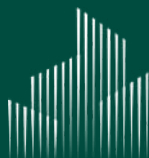
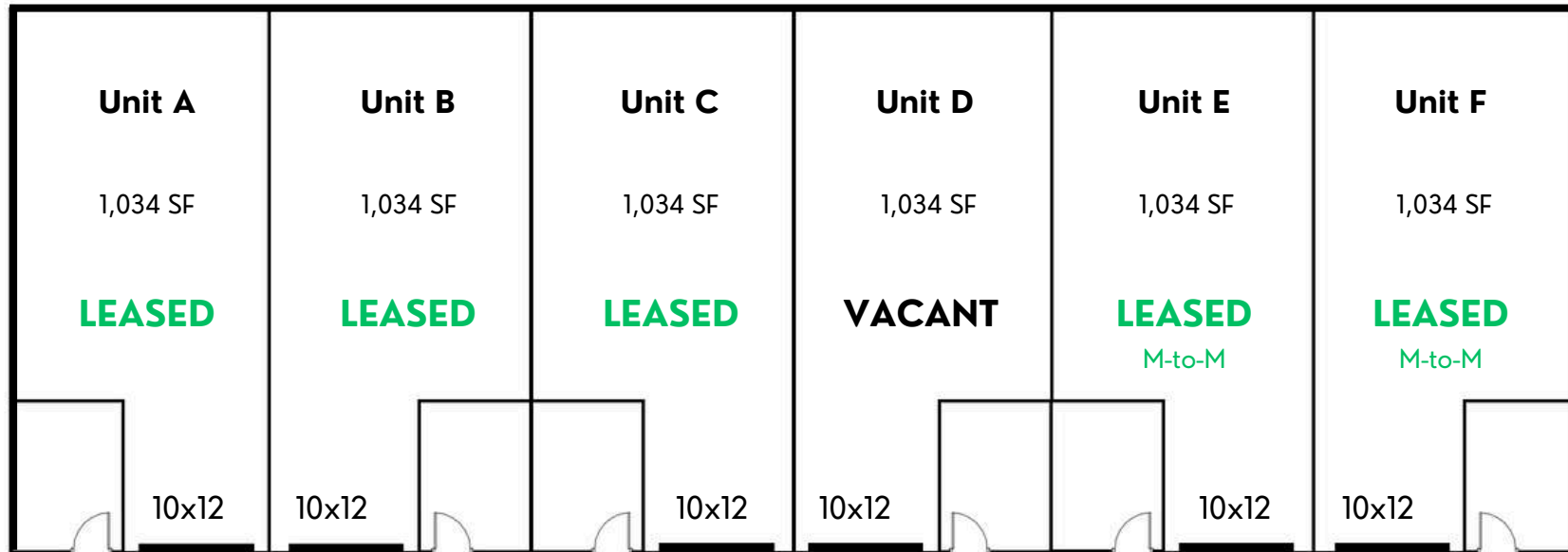
# LOCATION



# PROPERTY PHOTOS



# FLOOR PLAN



**BRD COMMERCIAL**  
REAL ESTATE GROUP

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