

SMALL-BAY INDUSTRIAL

Owner/User or Investment Opportunity

2816 Willamette PI

Colorado Springs, CO 80909



 **BRD COMMERCIAL**
REAL ESTATE GROUP

BRANDON PAXTON
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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

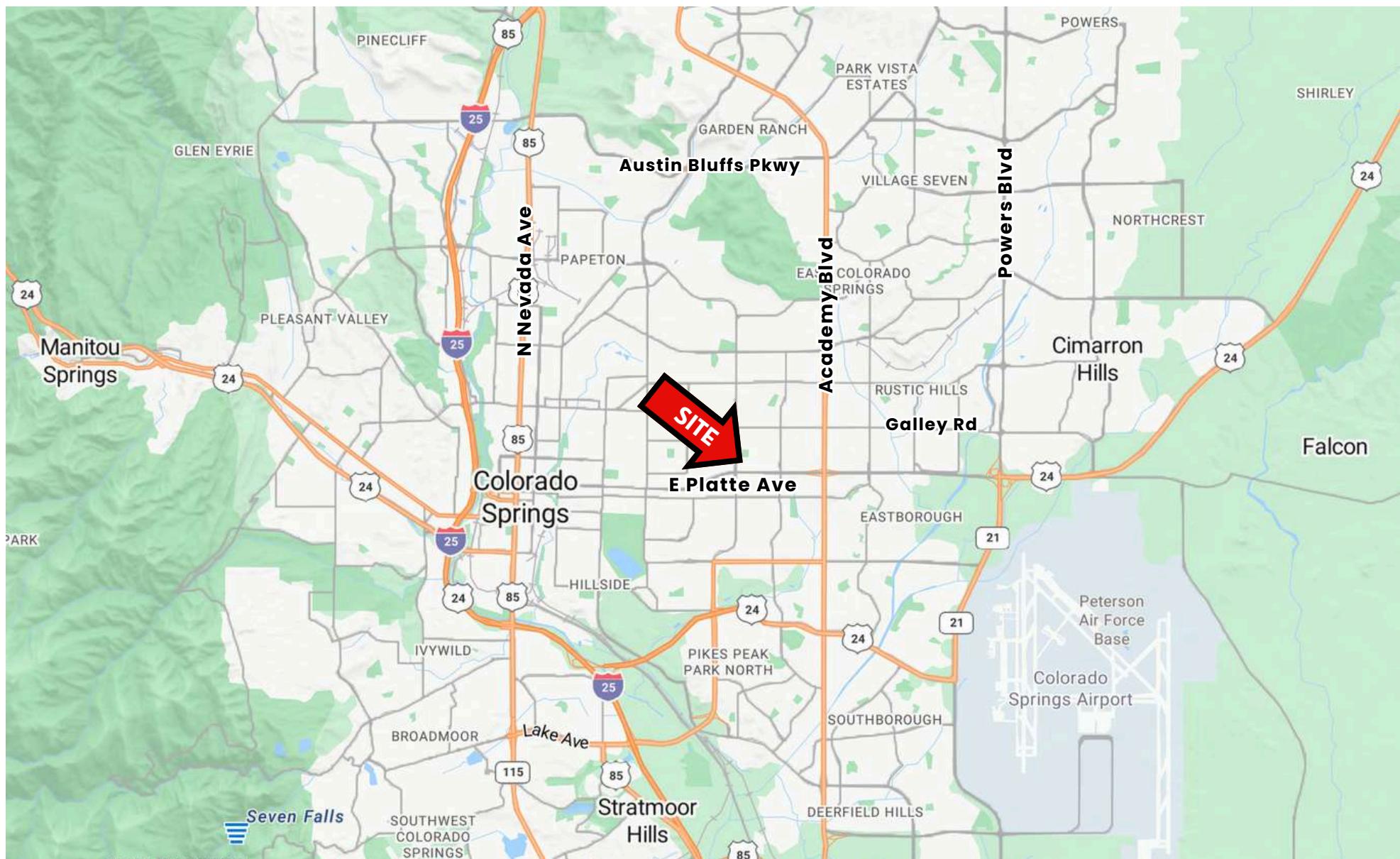
CAM: \$3.68/SF



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

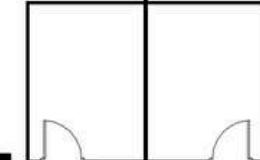
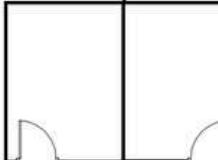
LOCATION



PROPERTY PHOTOS



FLOOR PLAN

Unit A	Unit B	Unit C	Unit D	Unit E	Unit F
1,034 SF	1,034 SF	1,034 SF	1,034 SF	1,034 SF	1,034 SF
LEASED	LEASED	LEASED	VACANT	LEASED M-to-M	LEASED M-to-M
 10x12	 10x12	 10x12	 10x12	 10x12	 10x12



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