



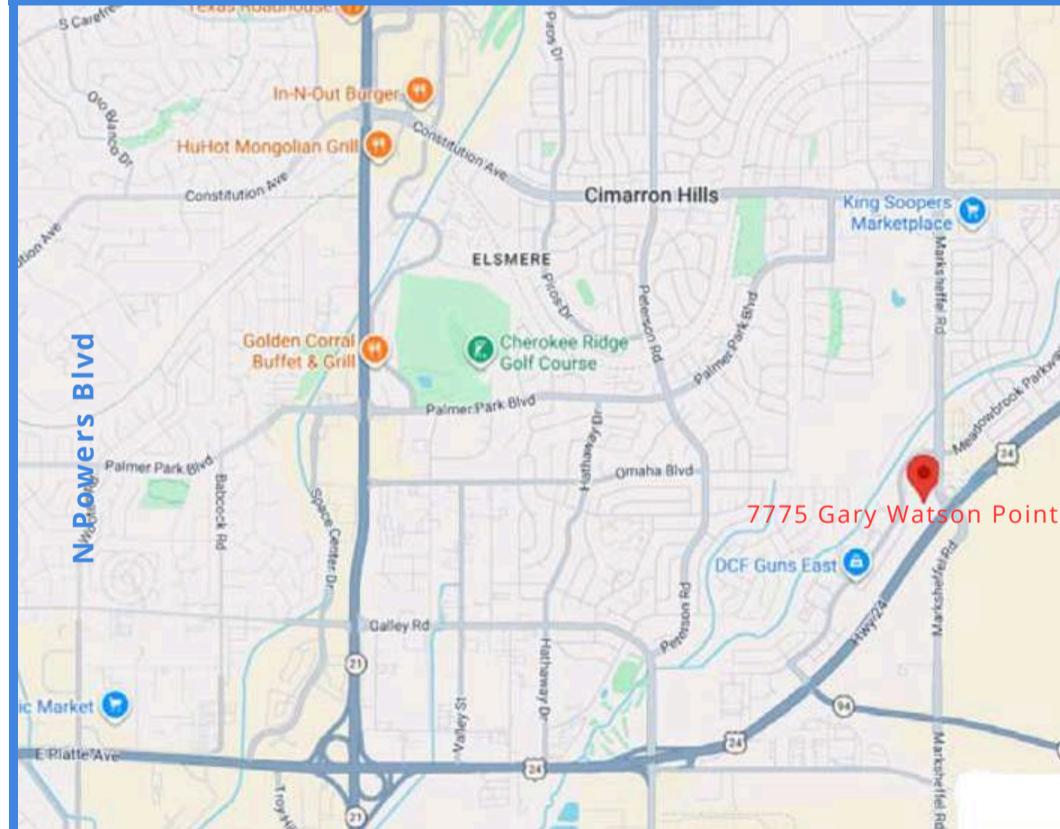
## INDUSTRIAL BUILDING FOR SUBLLEASE

7775 Gary Watson Point  
Colorado Springs, CO 80915

### PROPERTY SPECIFICATIONS

 <b>LOCATION:</b>	7775 Gary Watson Point Colorado Springs, CO 80915
 <b>BUILDING SIZE:</b>	+/- 10,000 SF
 <b>LOT SIZE:</b>	+/- 2.68 ac
 <b>BUILT:</b>	2021
 <b>LEASE RATE:</b>	Contact Broker
 <b>ELECTRICAL OUTPUT</b>	208V/120V
 <b>ZONING:</b>	CS- CADO
<b>USE:</b>	Well-suited for light industrial, flex, warehouse, or office/industrial hybrid users

### MAP



### ADDITIONAL INFORMATION:

- Easily accessible from Hwy 24
- Flexible zoning permits for industrial use
- Secured outdoor storage, fenced yard
- Located near ongoing new housing construction

**JASON CASTRO**  
President

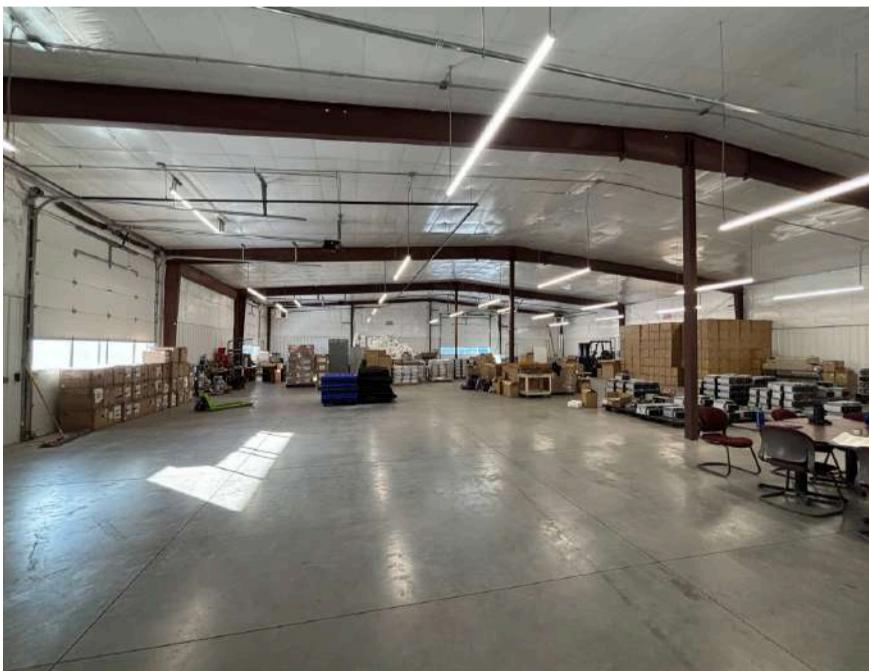


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## INSIDE PHOTOS



The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact.

