



**FLEX SPACE AVAILABLE,
SPRING 2025**

**305 CENTER DR.
GLENWOOD SPRINGS CO 81601**

CITADELSELFSTORAGE.COM

CONTACT

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GLENWOOD SPRINGS

COMMERCIAL SPACE UNDER DEVELOPMENT



Centrally located, with
highway access to
surrounding communities.

Three miles from Glenwood
Springs Downtown City Center.

GLENWOOD SPRINGS

COMMERCIAL SPACE LEASING JULY, 2026



Conveniently located off
of Hwy 6 behind the
Glenwood Springs
shopping mall.

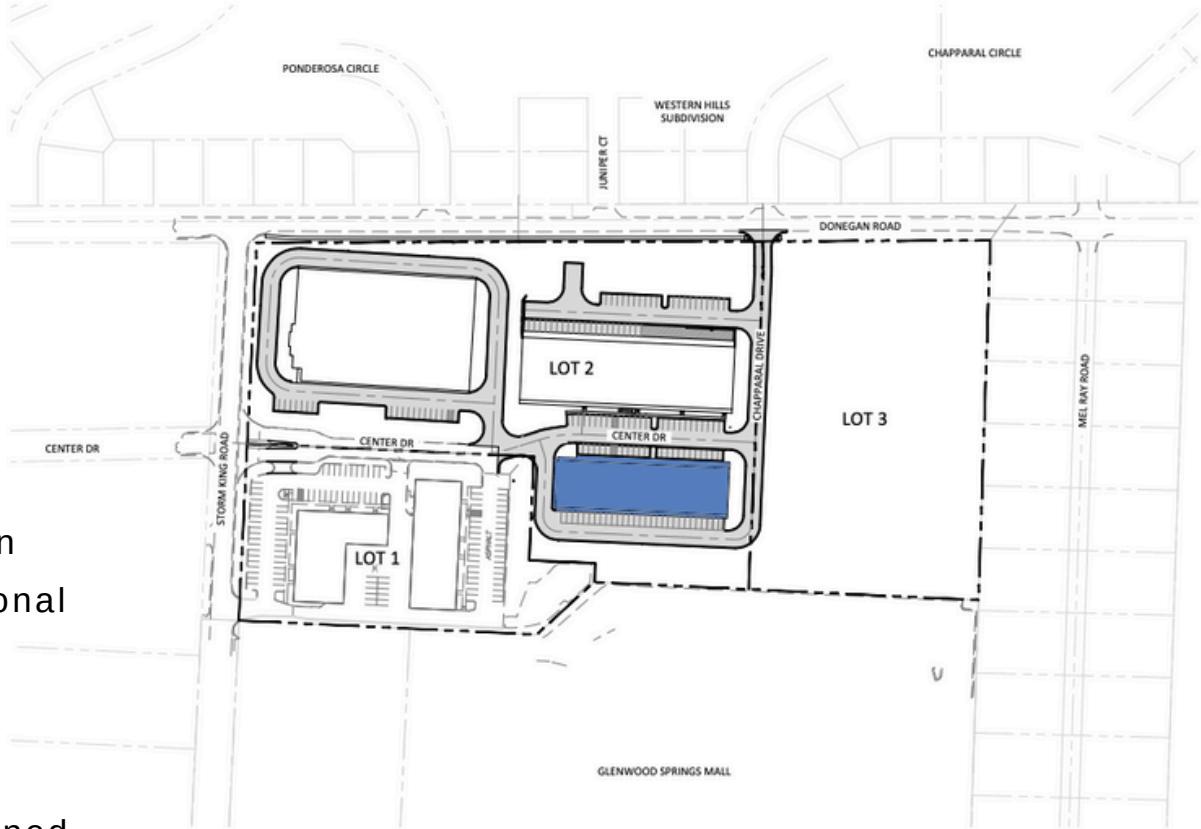
704-unit self-storage facility
under development.

GLENWOOD SPRINGS

BUILDING AND SPACE CHARACTERISTICS

EACH UNIT WILL HAVE:

- Storefront façade
- 10x10 overhead door at rear to access warehouse space.
- Delivered with small office in front and warehouse space in back with bathroom in between. Fully move-in ready; interior is flexible for additional tenant fit up if needed.
- Utility stub ups in each unit
- Each unit separately metered.
- Two unit sizes. Units can be combined to create larger spaces.

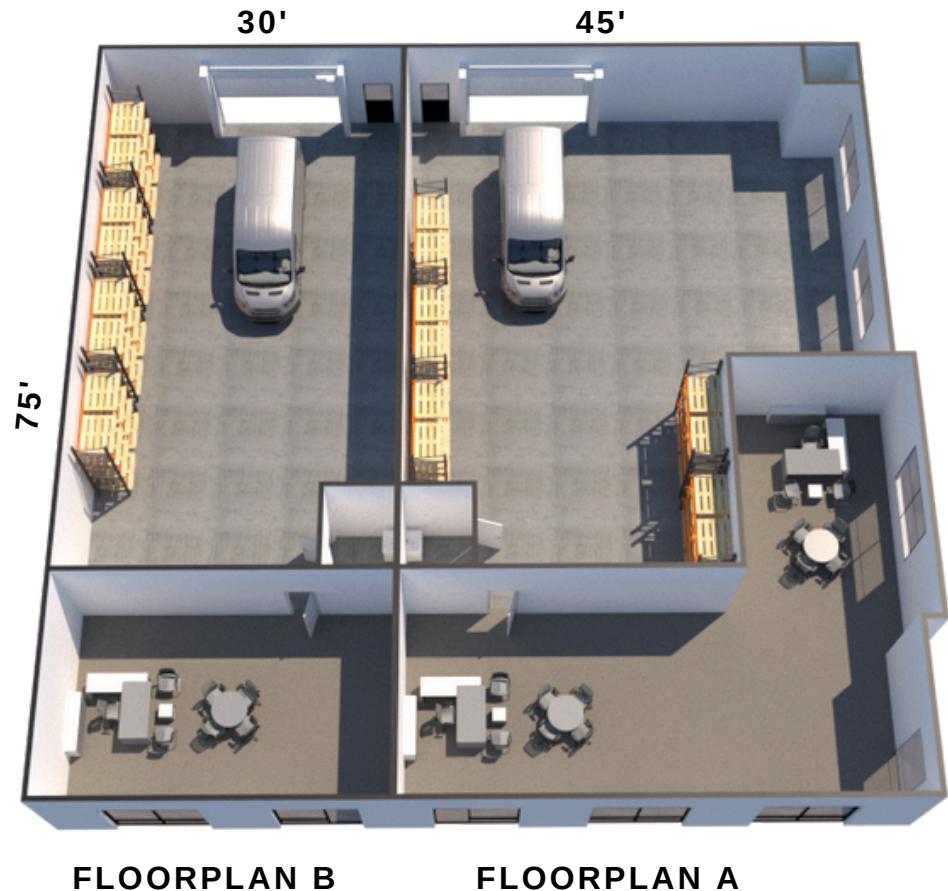


BUILDING C FULL DEVELOPMENT

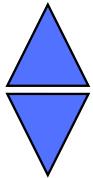
BUILDING AND SPACE CHARACTERISTICS

DELIVERY CONDITION OF EACH UNIT:

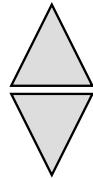
- 225 amp electrical panel
- Telecom hook ups
- Separately metered electrical and gas
- Small office with drywall and acoustical ceiling at front of space and warehouse space in rear
- Wet sprinklers throughout
- Single bathroom between office and warehouse space
- Split system HVAC for office area
- Heater for warehouse space
- Units can be combined
- Tenants can perform further fit up at their discretion and cost, but space will be move-in ready



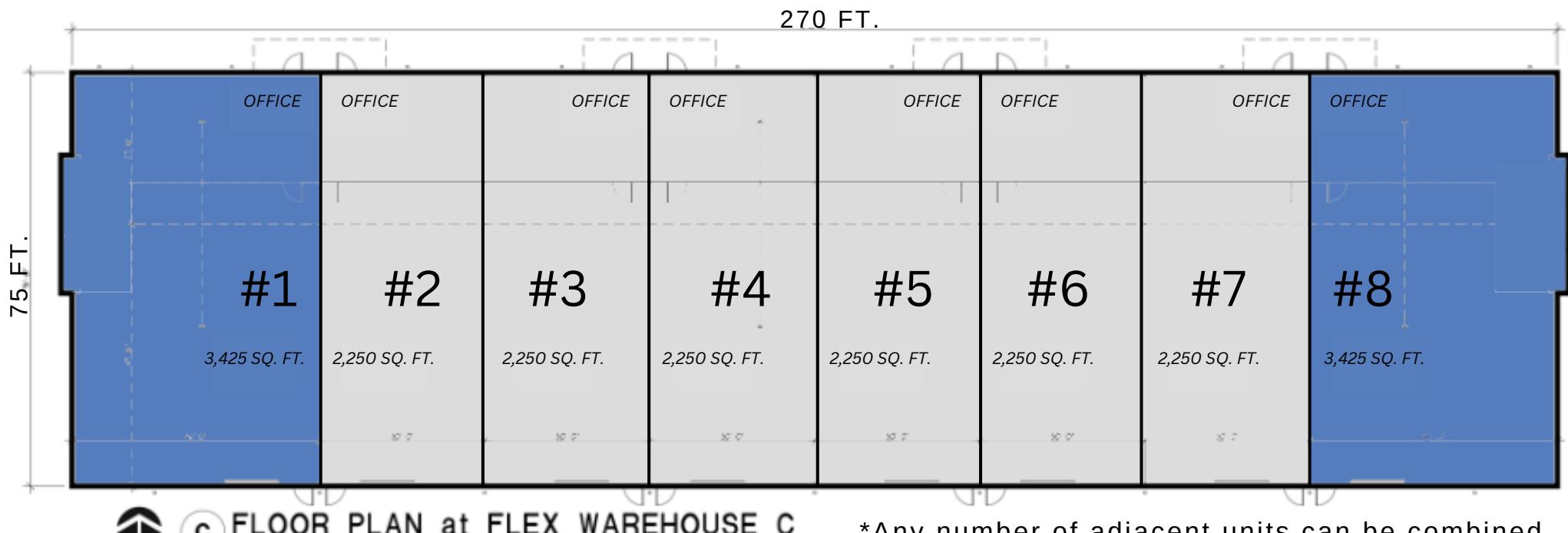
FLOORPLANS



FLOORPLAN A
3,425 SQ. FT.

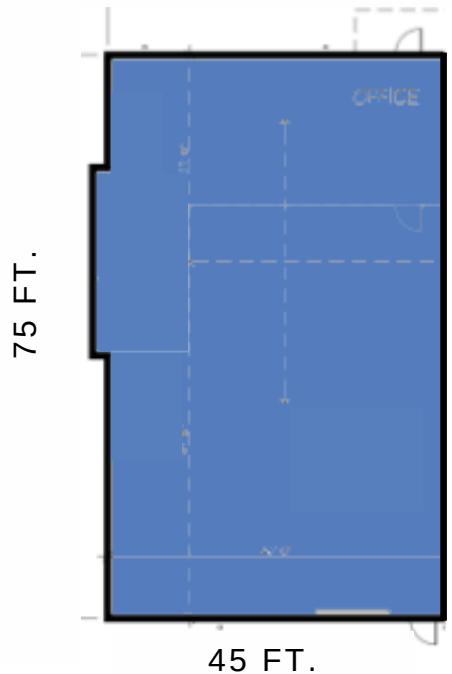


FLOORPLAN B
2,250 SQ. FT.

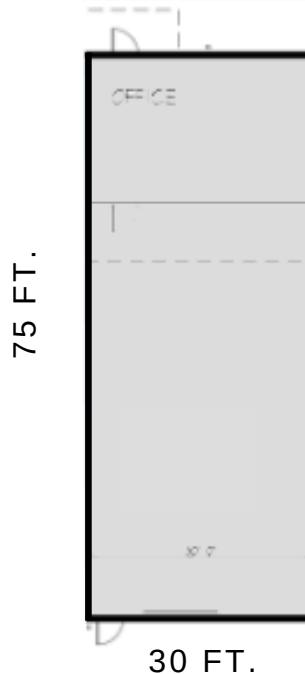


*Any number of adjacent units can be combined.

Full building leasing available.



FLOORPLAN A
3,425 SQ. FT.
QUANTITY: 2
PRICING: NEGOTIABLE



FLOORPLAN B
2,250 SQ. FT.
QUANTITY: 6
PRICING: NEGOTIABLE

ELEVATIONS - CONTRACTOR SPACE



North Elevation Building C



South Elevation Building C



West Elevation Building C

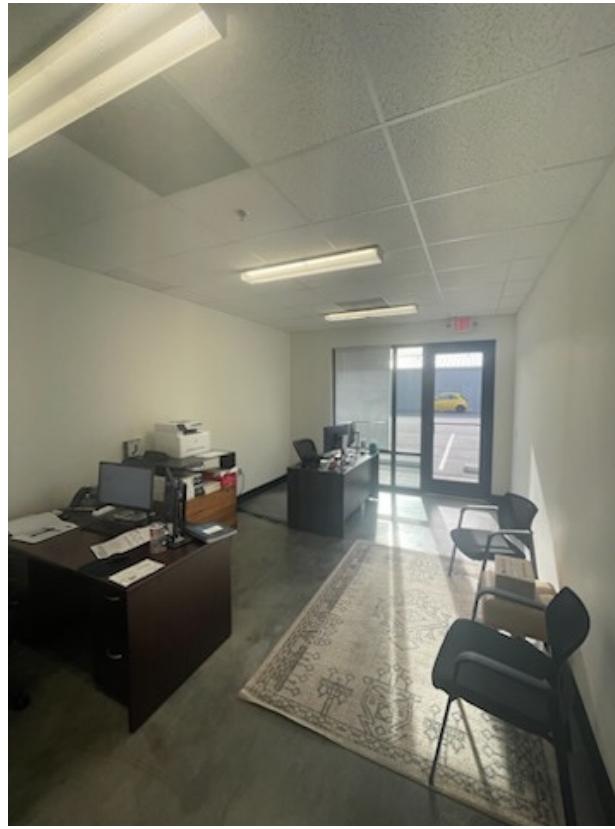


East Elevation Building C

PREVIOUSLY DELIVERED FLEX UNITS



WAREHOUSE ENTRY



OFFICE SPACE



WAREHOUSE SPACE

FACADE STOREFRONT