

INDUSTRIAL CONDO FOR SALE



OFFERED AT: \$299,000

Located with easy access to I-25, this rare industrial condo is ideal for a small business, storage space, or a personal warehouse. This unit is built with insulated masonry construction, includes a completed mezzanine, LED lighting, epoxy floor, 3-Phase Power, and a 14' x 14' overhead door. A highly desirable unit in one of Monument's most sought-after commercial corridors – opportunities like this don't last long in the Tri-Lakes market.

PROPERTY FEATURES

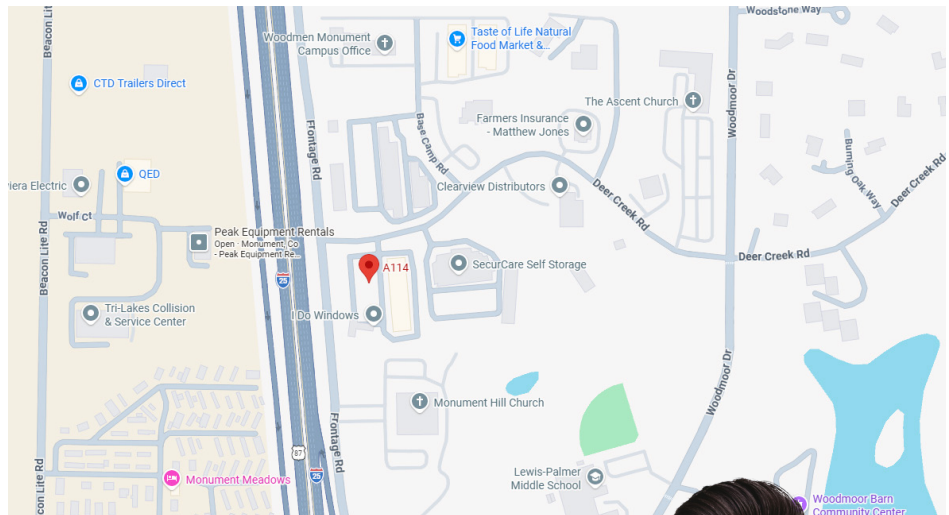
- Insulated masonry construction
- Completed mezzanine
- LED lighting throughout
- 3-Phase electrical power
- Epoxy finished floor
- 14' x 14' overhead door

Stamped Engineering Plans Included
Seller provides stamped engineering plans for a restroom addition, saving the next owner significant time and cost through the permitting process.

IDEAL FOR

- Small business / contractor HQ
- Personal hobby or toy storage
- Boat, RV & vehicle storage
- E-commerce fulfillment
- Light manufacturing / fabrication
- Investment / lease opportunity

**1945 Deer Creek, A114
Monument, CO 80132**



CALEB David

COMMERCIAL DIRECTOR/BROKER ADVISOR

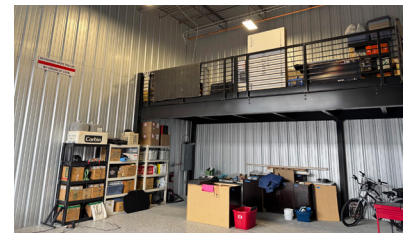
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COMMERCIAL REAL ESTATE

kw KELLER WILLIAMS
PREMIER REALTY





LOCATION HIGHLIGHTS

- Direct access to I-25 – Monument exit, connecting Denver Metro and Colorado Springs in minutes
- Situated in the fast-growing Tri-Lakes region, one of El Paso County's most desirable business addresses
- Adjacent to Monument's commercial and retail core – restaurants, banks, and services within walking distance
- Approximately 30 minutes south of the Denver Tech Center (DTC) and 20 minutes north of downtown Colorado Springs
- Close to major employers including USAFA, Schriever Space Force Base, and Amazon distribution

