



LEASE PRICE: \$12.00 NNN

1st Floor Space Information

Space Available:	7,015 SF	Land Area:	39,327 SF
Property Type:	Flex	Class:	C
Secondary Type:	Light Manufacturing	Drive Ins:	1 (10FT X 12FT)
Zoning:	PIP HS CU	Floors:	1
Parking:	12 Spaces/1.09 Ratio	Year Built:	2003



The Underwood Group
4272 Promenade Drive
Colorado Springs, CO 80920



For more information:
COLE UNDERWOOD
(719)200-4610
cole@coleunderwood.com



Aerial & Demographics

- Red Rock Canyon Open Space
- Old Colorado City
- Manitou Springs
- Bear Creek Park
- Retail
- Restaurants
- 2 Minutes to HWY 24
- 7 Minutes to I-25



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