

SMALL-BAY INDUSTRIAL

Investment Opportunity

2816 Willamette Pl

Colorado Springs, CO 80909



BRANDON PAXTON

Broker/Owner

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PROPERTY FEATURES

Sale Price: \$1,248,000

NOI: \$74,928

Size: 6,204 SF

Units: Six (6)

Site: .34 Acres

Zoning: MX-L (Mixed-Use Large Scale)

Year Built: 1985

CAM: \$3.57/SF

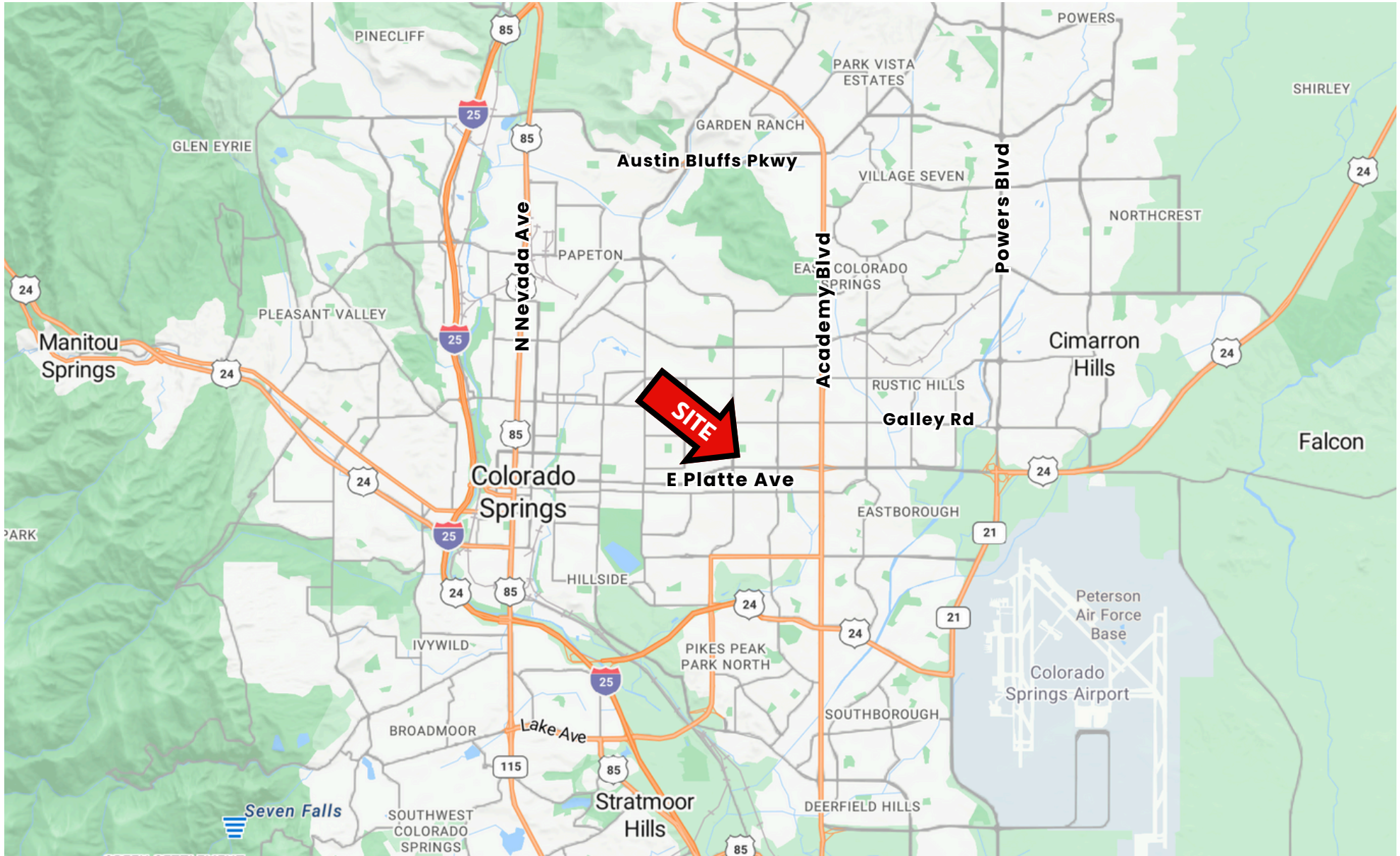


PROPERTY HIGHLIGHTS

- Rare Small-Bay Industrial Investment
- 6-Unit Property
- (6) 10x12 Grade-Level Loading Doors
- 14' Clear Height
- Masonry Construction
- New Overhead Doors 2021
- Centrally Located Off Platte Ave



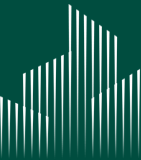
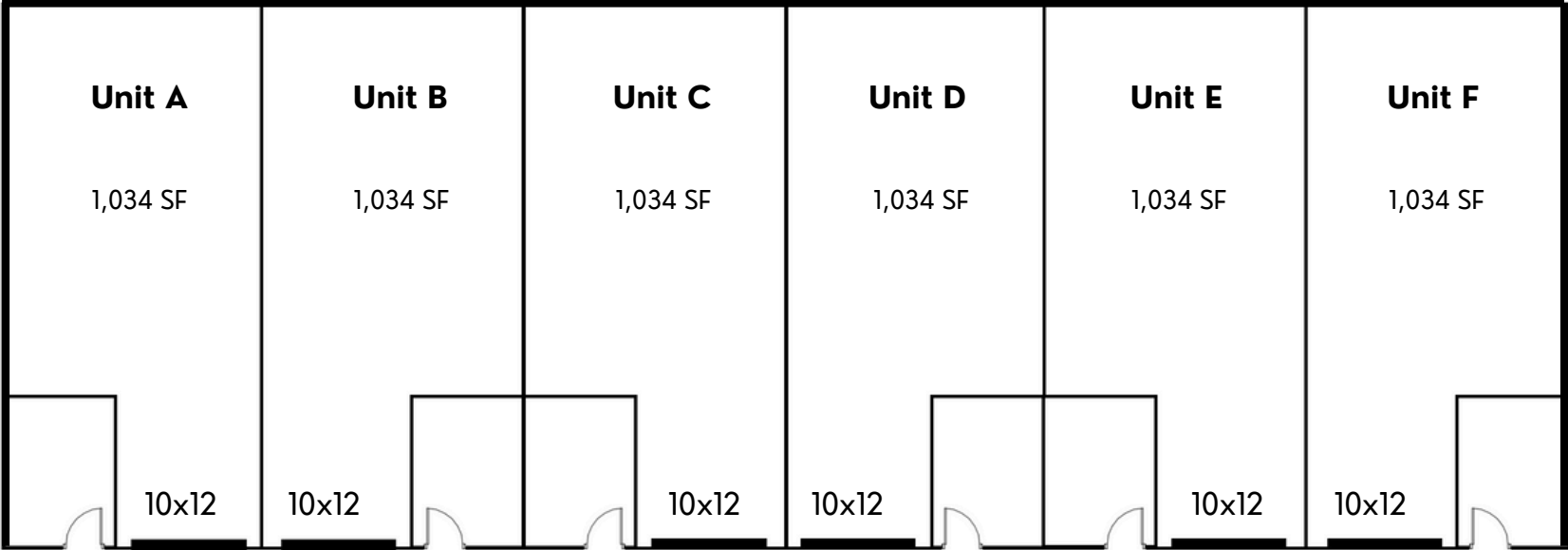
LOCATION



PROPERTY PHOTOS



FLOOR PLAN



BRD COMMERCIAL
REAL ESTATE GROUP

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