

FLEX PROPERTY



FOR RENT

2370 NORTH POWERS BOULEVARD
COLORADO SPRINGS, CO 80915

1ST FLOOR, SUITE A



COLE UNDERWOOD

Broker Associate

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4272 Promenade Drive Suite 100
Colorado Springs, CO 80920

PROPERTY HIGHLIGHTS

Rent:	\$13.00 NNN
Rentable Building Area:	10,740 SF
Land Area:	37,999 SF
Zoning:	PIP2 AO AP
Class:	B
Drive Ins:	10
Parking:	60 Spaces/3.13 Ratio

PROPERTY DESCRIPTION

Ownership has just remodeled the building inside and out. Plenty of office space up front with 2 floors. Broken into private offices, open areas, restrooms, and plenty of natural daylight. Office space has fresh paint along with updated lighting and flooring throughout. Warehouse space has 10-12' overhead doors allowing for pull through bays if needed. Fresh coat of paint and new lighting throughout the warehouse area as well. Small yard behind building that will allow for some outdoor storage if need be.

PROPERTY HIGHLIGHTS

- High Traffic Area on Powers
- Updated Throughout & In Great Condition
- Plenty of Office Space
- 10 12' Drive Ins
- Outdoor Space



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY MAP



2370 N Powers Blvd

Victor Pl

N Powers Blvd

Waynoka Rd