

FLEX/RETAIL PROPERTY



FOR LEASE

2150 VICTOR PLACE
COLORADO SPRINGS, CO 80915



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PROPERTY INFORMATION

LEASE PRICE:	\$17.00 NNN
BUILDING AREA:	11,500 SF
LAND AREA:	2.32 AC
OFFICE AREA:	1,500 SF
ZONING:	PIP2 AO
OVERHEAD DOORS:	3 (1-12'X16' AND 2-16'X16'
DOCK DOORS	1 12'X16' DOCK HIGH DOOR AND 20' CEILING HEIGHT.

PROPERTY DESCRIPTION

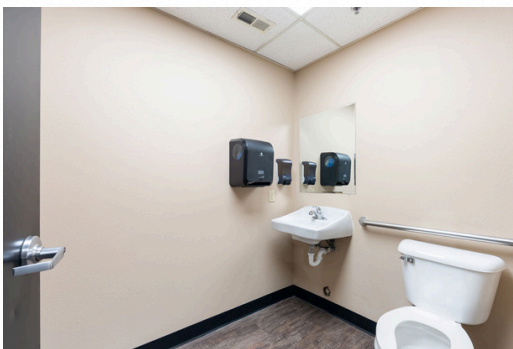
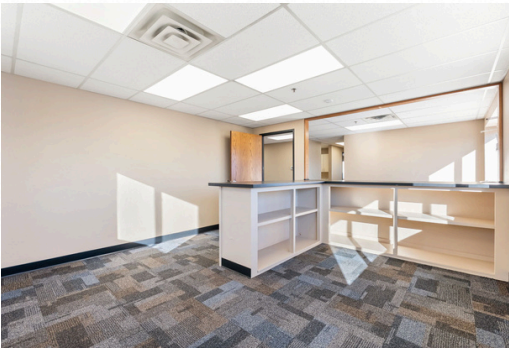
11,500 SQUARE FOOT INDUSTRIAL/ FLEX BUILDING JUST SOUTH OF CONSTITUTION OFF OF POWERS. BUILDING SITS ON 2.3 ACRES THAT IS FULLY FENCED. CURRENT ZONING IS BP AO. BUILDING HAS 1,500 SQUARE FOOT OF OFFICE SPACE THAT WAS RECENTLY RENOVATED AND THE REMAINING WAREHOUSE. WAREHOUSE FEATURES 3 OVERHEAD DOORS (1-12'X16' AND 2-16'X16') 1 12'X16' DOCK HIGH DOOR AND 20' CEILING HEIGHT. WAREHOUSE ALSO HAS FLOOR DRAINS AND A FIRE SUPPRESSION SYSTEM. 400 AMP 3 PHASE POWER AS WELL. CALL LISTING AGENT FOR MORE INFO.

PROPERTY HIGHLIGHTS

- 2.3 ACRES FULLY FENCED.
- 3 OVERHEAD DOORS AND 1 DOCK HIGH DOOR
- FLOOR DRAINS AND FIRE SUPPRESSION.



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY MAP

