

# FOR LEASE

## 109 S. SIERRA MADRE

### COLORADO SPRINGS, CO 80903

#### INDUSTRIAL / WAREHOUSE



## DOWNTOWN WAREHOUSE WITH YARD

**\*Unique Downtown Location**

**\*Dock with Overhead Door**

**\*12 Foot Ceiling Heights**

**\*Fenced Yard**

**\*Flexible Lease Terms**

**\*2 Blocks from Downtown Core**

**\*Convenient Access from I-25 via  
Bijou and Cimarron Exits**

**Building: 8,914 Sq Ft**

**Lot Size: 23,750 Sq Ft**

**Year Built: 1952**

**Zoning: FBZ-CEN**

**Lease Rate: \$10.00 NNN**

**Lease Term: 1-3 Years**

**Operating Expenses: Property Taxes  
and Building Insurance**

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**SUBJECT**

