








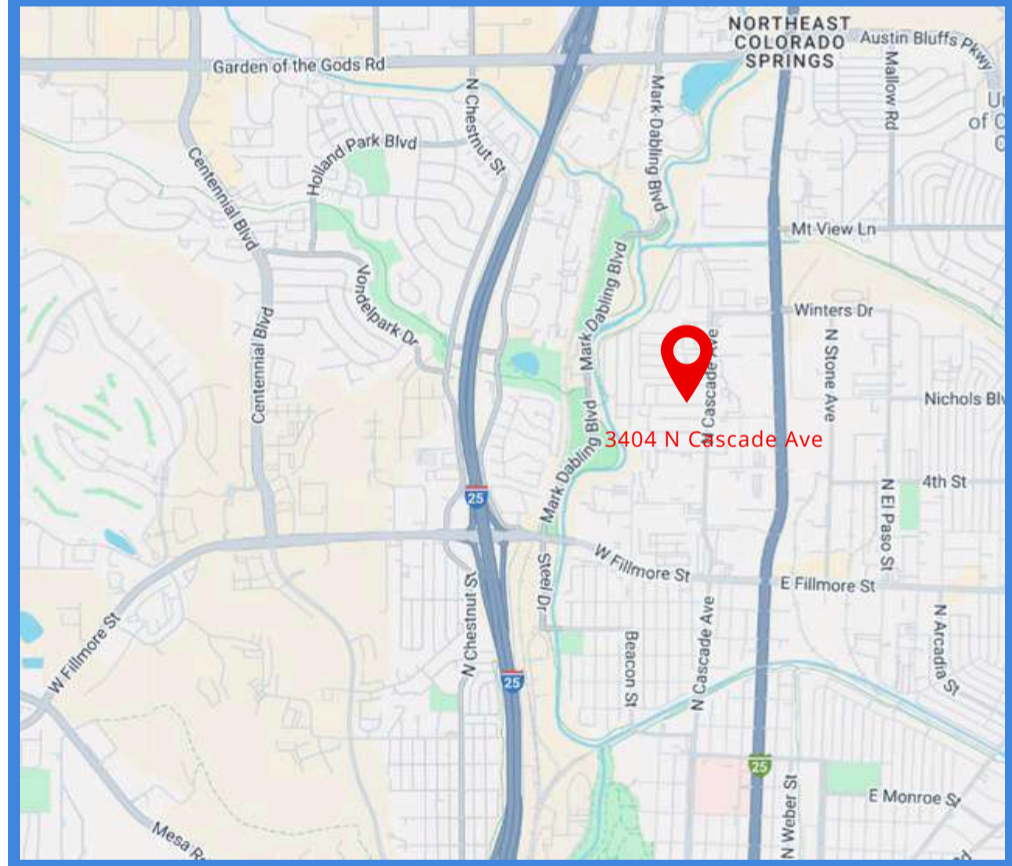
FOR LEASE

**3404 N Cascade Ave
Colorado Springs, CO 80907**

PROPERTY SPECIFICATIONS

| | | |
|---|---------------------------|--|
|  | LOCATION: | 3404 N Cascade Ave Colorado Springs, CO 80907 |
|  | AVAILABLE: | +/- 10,000 SF |
| | LOT: | +/- 1.02 Ac |
|  | LEASE RATE: | \$15.00 + NNN |
| | NNN | \$3.50 |
|  | CEILING CLEARANCE: | +/- 16' |
| | LOADING: | Drive-in Door, Dock Door |
| | OVERHEAD DOOR | 12' High x 10' Wide |
|  | ZONING: | LI / Previously M1 |

MAP



Additional Features:

- Easy access to I-25
- Fenced and secured outside storage
- Rare industrial outside storage close to I-25
- Possibilities for pull thru

JASON CASTRO
President

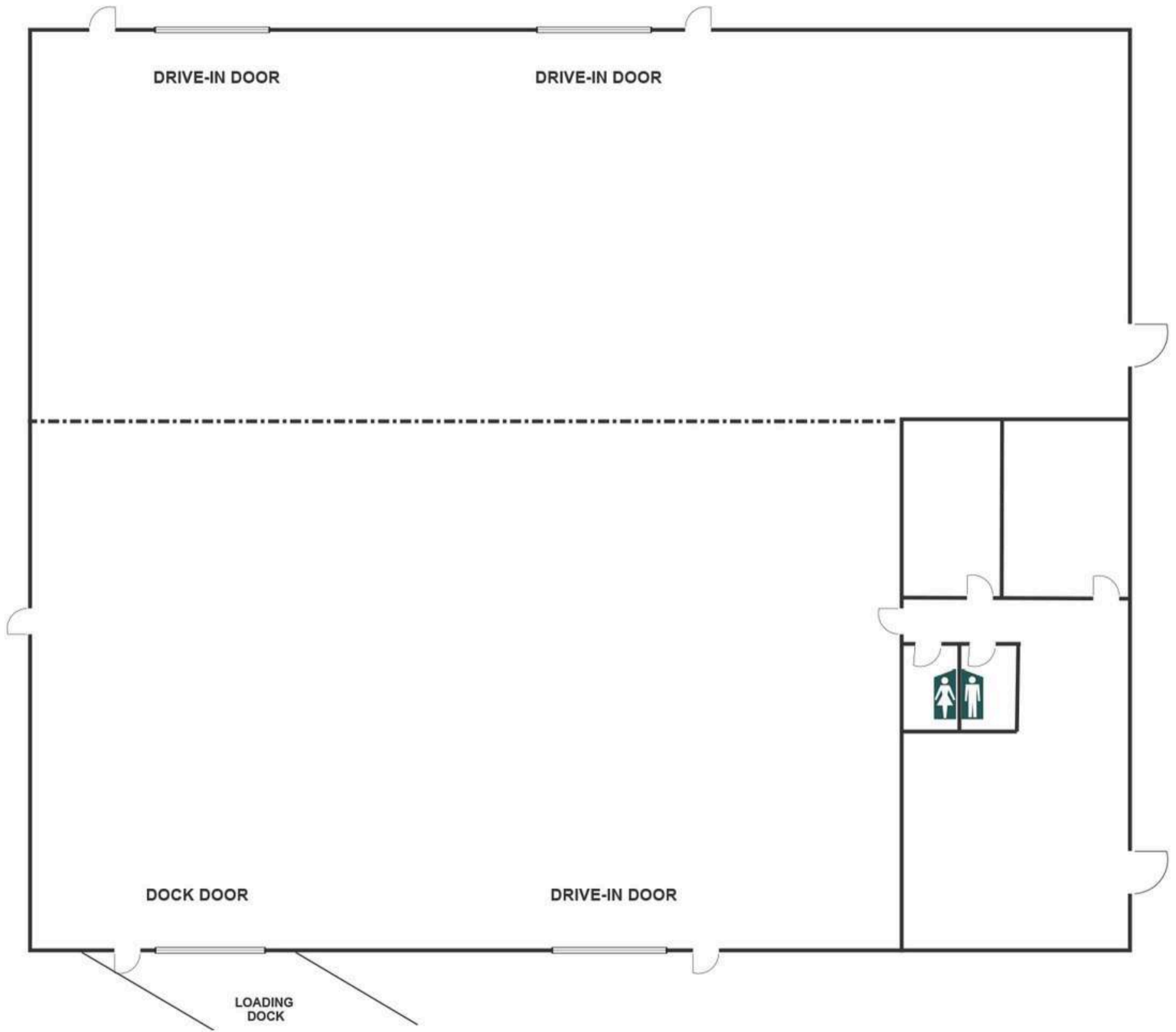


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719.227.9987

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FLOOR PLAN



The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact



2727 N. Cascade Avenue,
Suite 127, Colorado Springs, CO 80907

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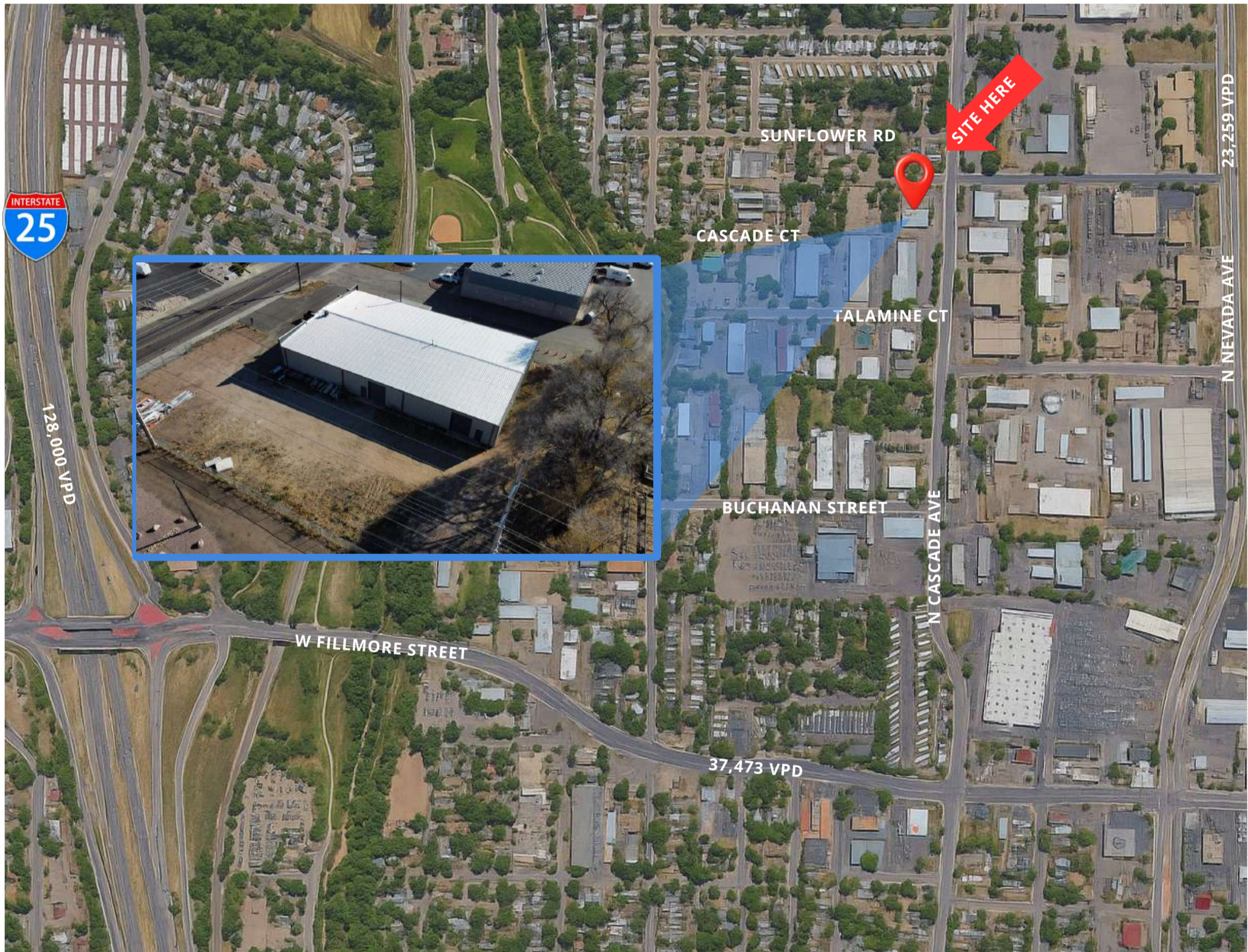
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AERIAL



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