

Industrial for Sale

2702 North Nevada Avenue, Colorado Springs, CO 80907



PRICE REDUCED

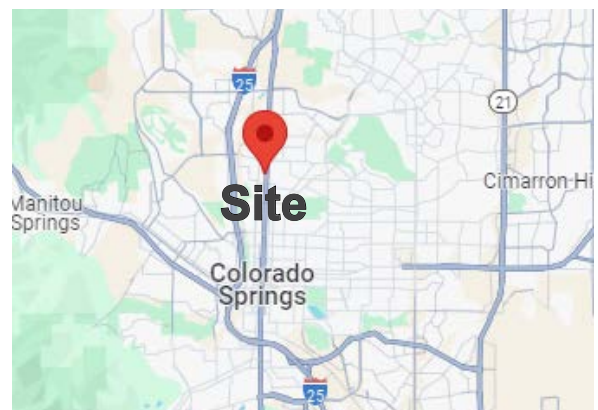
An additional price discount by \$25K to \$625K

Great Owner/User Opportunity

	Property Specifications
	Location: Just south of Fillmore Street and on the west side of North Nevada Avenue
	Building Size: 1,932 SF Lot Size: +/- 17,135 SF
	<ul style="list-style-type: none">• Zoning: C-5• Three (3) drive-in doors• Fenced yard• Mostly warehouse
	Asking Price: \$625,000 \$675,000

Highlights:

- Large industrial lot
- Standalone industrial building
- Very flexible zoning
- Fenced lot
- Close to I-25
- Central to Colorado Springs
- Monument sign
- Next to bike path



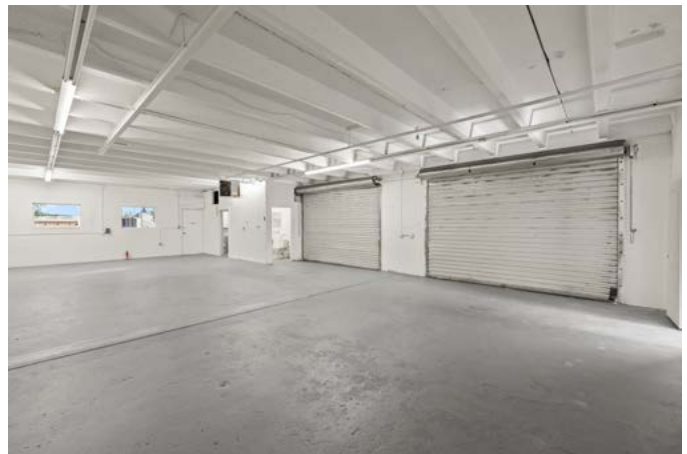
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