

WAREHOUSE/SHOWROOM FOR LEASE

TRENT PROPERTIES GROUP



WAREHOUSE/OFFICE

5,000 SF

+ SMALL YARD

LEASE

\$12.50 PSF + NNN

EST: \$3.25

ZONING

MX-L

Dock high door

400 amp 3 phase

2217 E BOULDER ST

COLORADO SPRINGS, CO 80909



This showroom/office/warehouse/yard has been thoughtfully upgraded with a new roof, insulation, electric, and lighting. It's turnkey for a business needing this ideal blend of spaces.

TRENT PROPERTIES GROUP

2115 W COLORADO AVE

COLORADO SPRINGS, CO 80904

TrentPropertiesGroup.com

Amanda Miller Luciano

amanda@TrentPropertiesGroup.com

719.650.9913

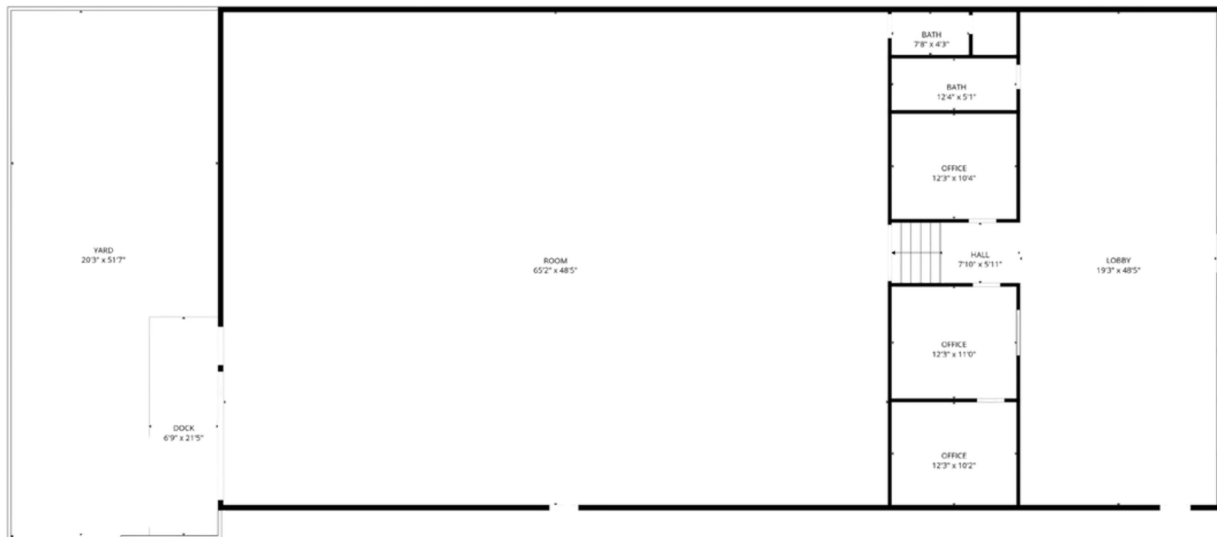


All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice. PROSPECTS SHOULD CAREFULLY VERIFY EACH ITEM OF INFORMATION CONTAINED HEREIN.

WAREHOUSE/SHOWROOM + OFFICE AND YARD

TRENT PROPERTIES GROUP

2217 E BOULDER ST
COLORADO SPRINGS, CO 80909



PERFECT BLEND OF SHOWROOM, OFFICE, WAREHOUSE

2217 E Boulder includes approximately 1,000 SF of well-lit showroom or bullpen office space at the front of the building with an ADA bathroom.

Then there are three hard-walled offices, and more than 3,000 SF of warehouse with 12' ceilings and a second bathroom.

The dock high door at the rear of the building flows into a small enclosed yard.

ADDITIONAL YARD AVAILABLE

There is a 0.45-acre MX-L yard that could be leased along with this building directly across Boulder St.

TRENT PROPERTIES GROUP

2115 W COLORADO AVE
COLORADO SPRINGS, CO 80904
TrentPropertiesGroup.com

AMANDA MILLER LUCIANO

amanda@TrentPropertiesGroup.com

719.650.9913



All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice. PROSPECTS SHOULD CAREFULLY VERIFY EACH ITEM OF INFORMATION CONTAINED HEREIN.