

WAREHOUSE/OFFICE SPACE FOR LEASE

Moreno West

1140 W MORENO AVE., COLORADO SPRINGS, CO 80905



Property Summary

AVAILABLE SPACE:	Office: +/- 4,000 SF Warehouse: +/- 3,840 SF
LEASE RATE:	\$14.50 / SF NNN
NNN EXPENSES (2024 Est.):	\$4.89 / SF
BUILDING SIZE:	10,187 SF
YEAR BUILT:	2001
ZONING:	M1
TOTAL PARKING:	40 Spaces (3.08:1,000 SF)
FUTURE WAREHOUSE:	(2) 14' H Drive-In Doors
FENCED YARD:	Yes

Property Description

MORENO WEST is a Warehouse/Office building located in Western Colorado Springs. **1140 W Moreno Ave.** offers up to 4,000 SF of office space and 3,840 SF of warehouse space available for lease. The property is located in a private, westside location with great views of America's Mountains.

- Fenced and secured yard available
- New warehouse to be completed by February 2025
- Easy Access to I-25 and U.S. HWY 24
- Quiet residential setting



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