

MONUMENT PERSONAL WAREHOUSE
1925 DEER CREEK RD MONUMENT, CO 80132



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Do not miss out on this opportunity to lease a newer truly FLEXIBLE space conveniently located in Monument, Colorado along Interstate 25. Available immediately! The 1,177 square foot space (28' wide x 32' deep on ground floor) includes a mezzanine and can be used for both personal and/or business uses. High clear height and possesses a large 14' overhead door, private restroom, concrete flooring, and LED lighting. Asking Lease Rate of \$18.00/sf NNN (\$1,766/month) with estimated CAM of \$5.65/sf (\$554/month). Tenant pays utilities (electric and water) directly to provider in addition to CAM/NNN. Call for details or for a showing.

PROPERTY HIGHLIGHTS

- Newer Unit for Light-Industrial, Showroom, Flex Use
- Located Adjacent to I-25 for Great Visibility
- 14' Roll-up Garage Door
- Ample Parking

OFFERING SUMMARY

Available SF:	1,117 SF
Lease Rate:	\$18/SF NNN (\$1,776/month)
Estimated CAM/NNN	\$5.65/SF (\$554/month)
Building Size:	32,075 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	244	1,205
Total Population	234	647	3,335
Average HH Income	\$182,515	\$174,924	\$175,186

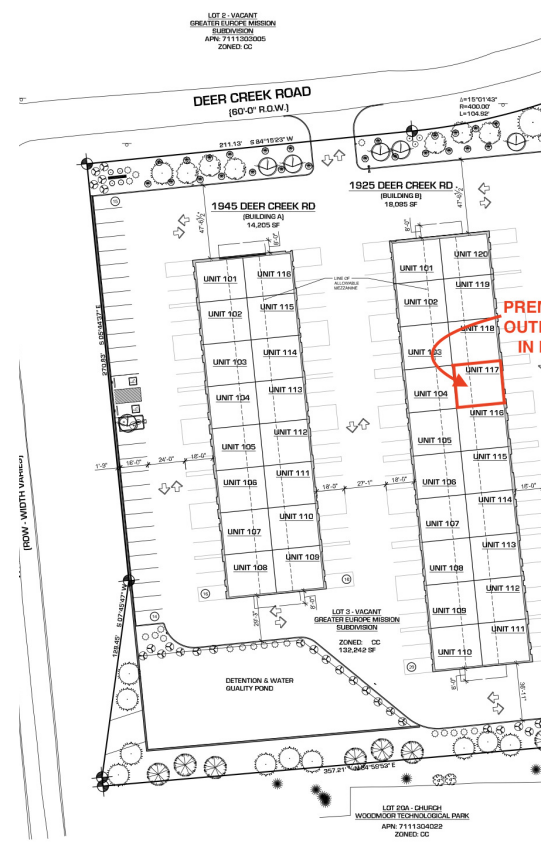
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HIER & COMPANY BROKERAGE LLC | 823 SOUTH PERRY ST, SUITE 120, CASTLE ROCK, CO 80104 | HIERANDCOMPANY.COM

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ADDITIONAL PHOTOS



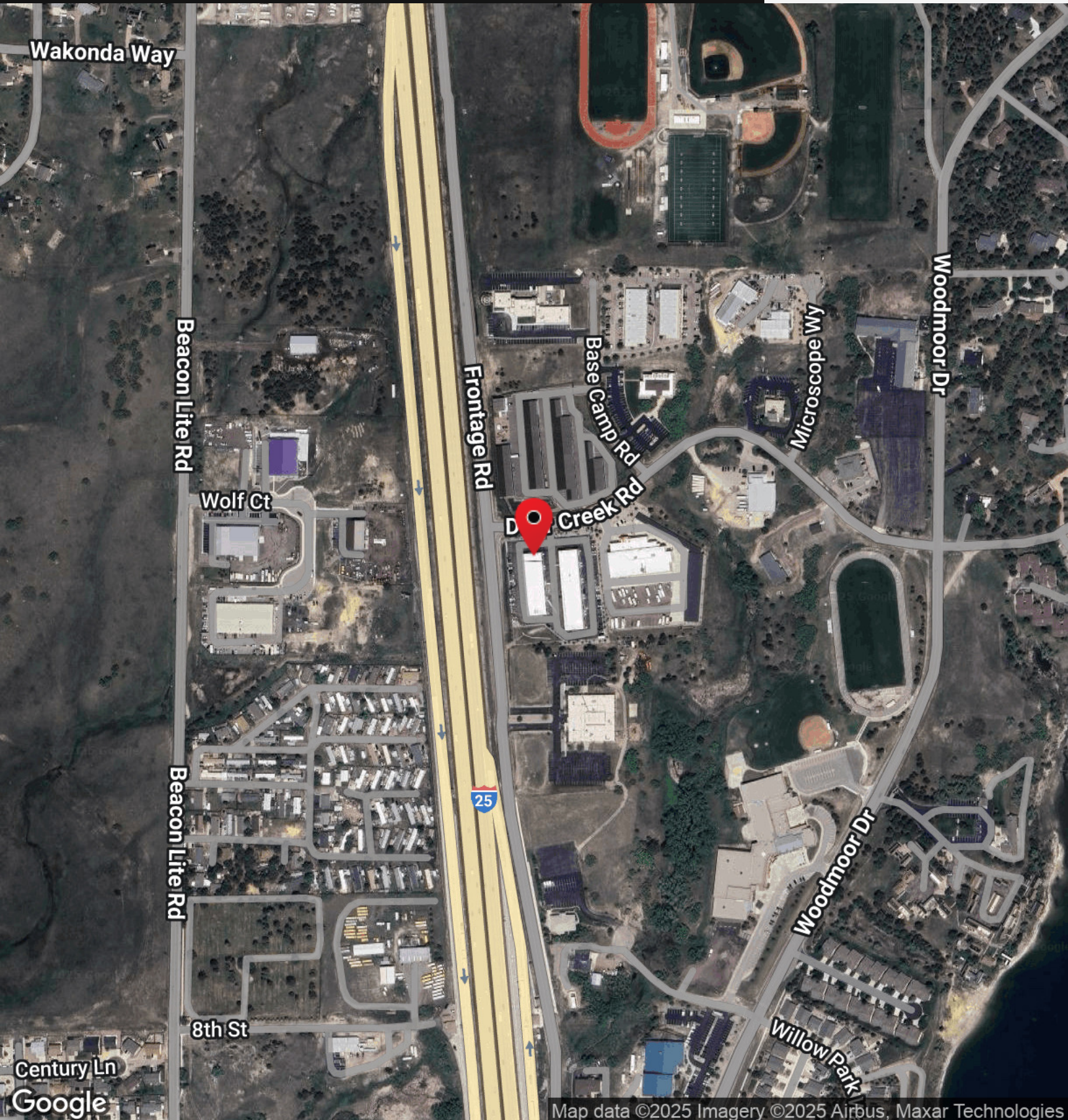
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LOCATION MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

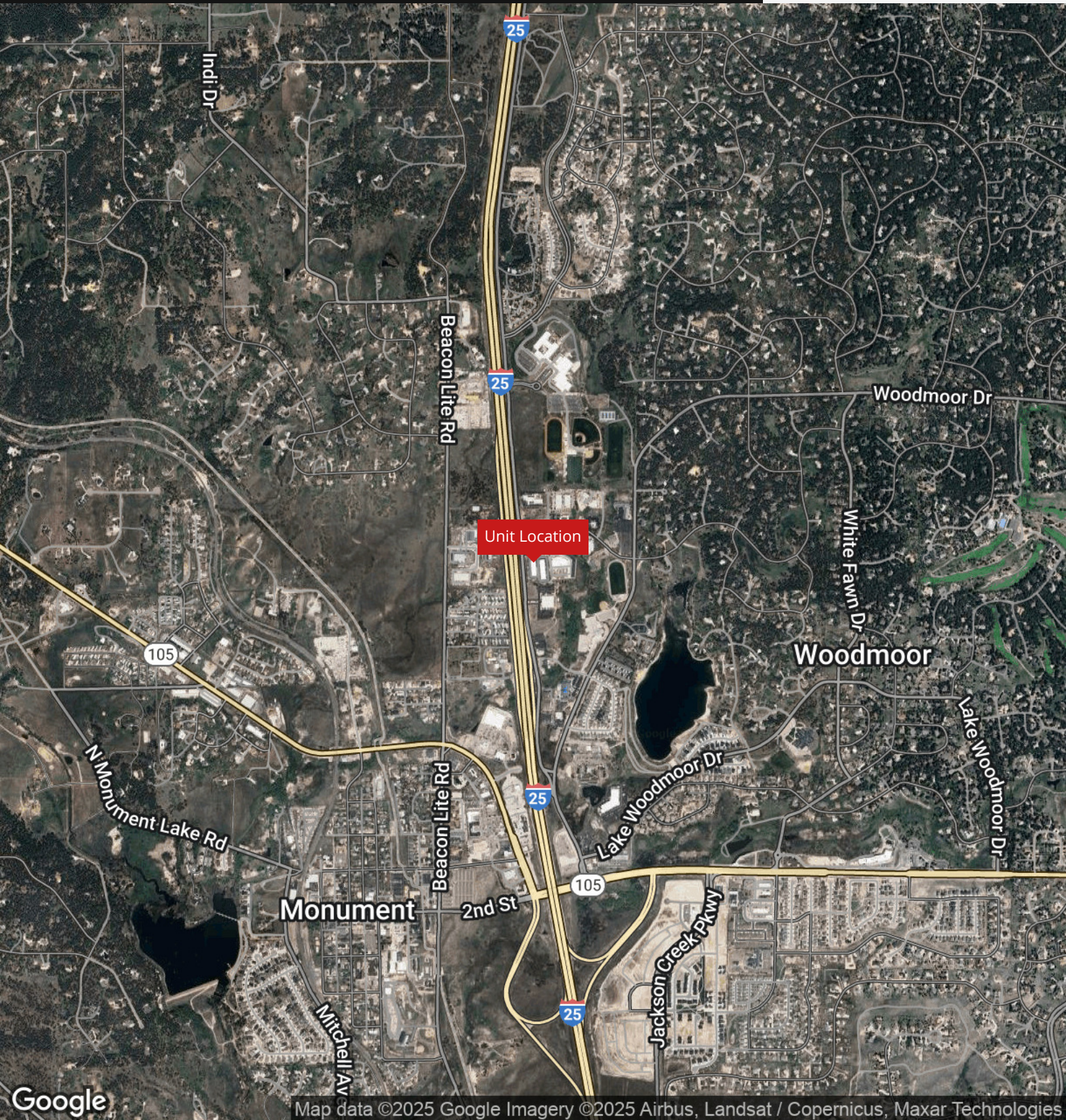
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REGIONAL MAP



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MEET THE TEAM



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