



IOS PROPERTY WITH FENCED YARD FOR SALE OR LEASE

Ideal for Industrial Outdoor Storage



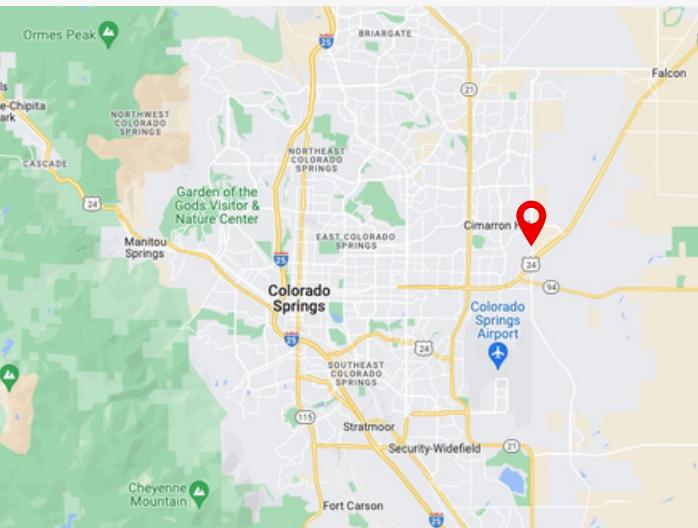
7770 VENTURE STREET | COLORADO SPRINGS, CO

THE PROPERTY

Total Building SF:	15,720 SF
Lot Size:	3.75 Acres
Year Built:	2004
Zoning:	I-3 CAD-O
Power:	3P 400A 208V
Loading:	9 Drive-In Doors

PROPERTY FEATURES

- Comprised of 3 Buildings
- Heavy Industrial Zoning with Outdoor Storage
- Large Capacity Fenced Yard
- Compressed Air Lines in all 3 Buildings
- Radiant Heat in all 3 Buildings
- Vehicle Exhaust Extraction System in Building A



**SALE PRICE & LEASE RATE:
CONTACT BROKERS FOR DETAILS**

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**Randy Churchill Dowis
Principal**

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BUILDING INFORMATION



BUILDING 1

Building Size: 7,680 SF

Office SF: Approximately 3,500 SF

Drive-In: Four (4) Pull Through 12'w X 12'h

Floor Drains: Four (4) With Sand Oil Separator

Clear Height: 17' 7" - 24' 7"



BUILDING 2

Building Size: 1,400 SF

Paint Booth: Yes

Drive-In: two (2) 12'w X 9' 11" h

Floor Drains: Four (4) With Sand Oil Separator

Clear Height: 13' 7" - 16' 7"



BUILDING 3

Building Size: 6,600 SF

Paint Booth: Yes

Drive-In: three (3) 12'w X 12'h

Open Loading: Four (4) Drive-In

Clear Height: 14' 6" - 15' 6"

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