

620 W VERMIJO AVENUE, COLORADO SPRINGS, CO 80905

FOR LEASE

**\$11.00  
PSF**

**+NNN**  
(EST \$3.50 PSF)



## ABOUT THE PROPERTY

This versatile industrial warehouse space, features drive-in and dock high doors loading and expansive open work areas, making it ideal for light warehouse industrial, service, or contractor use. Located just north of I-25 and W Cimarron St. (Hwy 24). With a flexible layout that adapts to your needs, this property offers both functionality and convenience.



## DETAILS

**BUILDING SPACE** 9,600 SF

**LOT SPACE** 0.27 AC

**CLEAR HEIGHT** 20'

**ZONING** G-I

**BUILDING CLASS** C

**PARKING RATIO** 0.63/1,000 SF

**OCCUPANCY TYPE** SINGLE TENANT

**YEAR BUILT** 1995

**RECEPTION AREA & TWO RESTROOMS**

**GRADE LEVEL DOOR**  
ONE 10' X 12' DRIVE IN

**DOCK HIGH DOORS**  
TWO 10' X 12' DRIVE IN

**Rob Rolley**  
**(719) 235-7499**

Cowboycommercial@gmail.com

**RE/MAX**  
COMMERCIAL®  
PROPERTIES, INC.

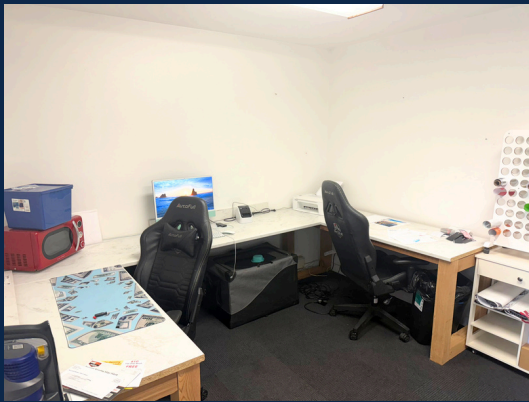
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Colorado Springs, CO 80903



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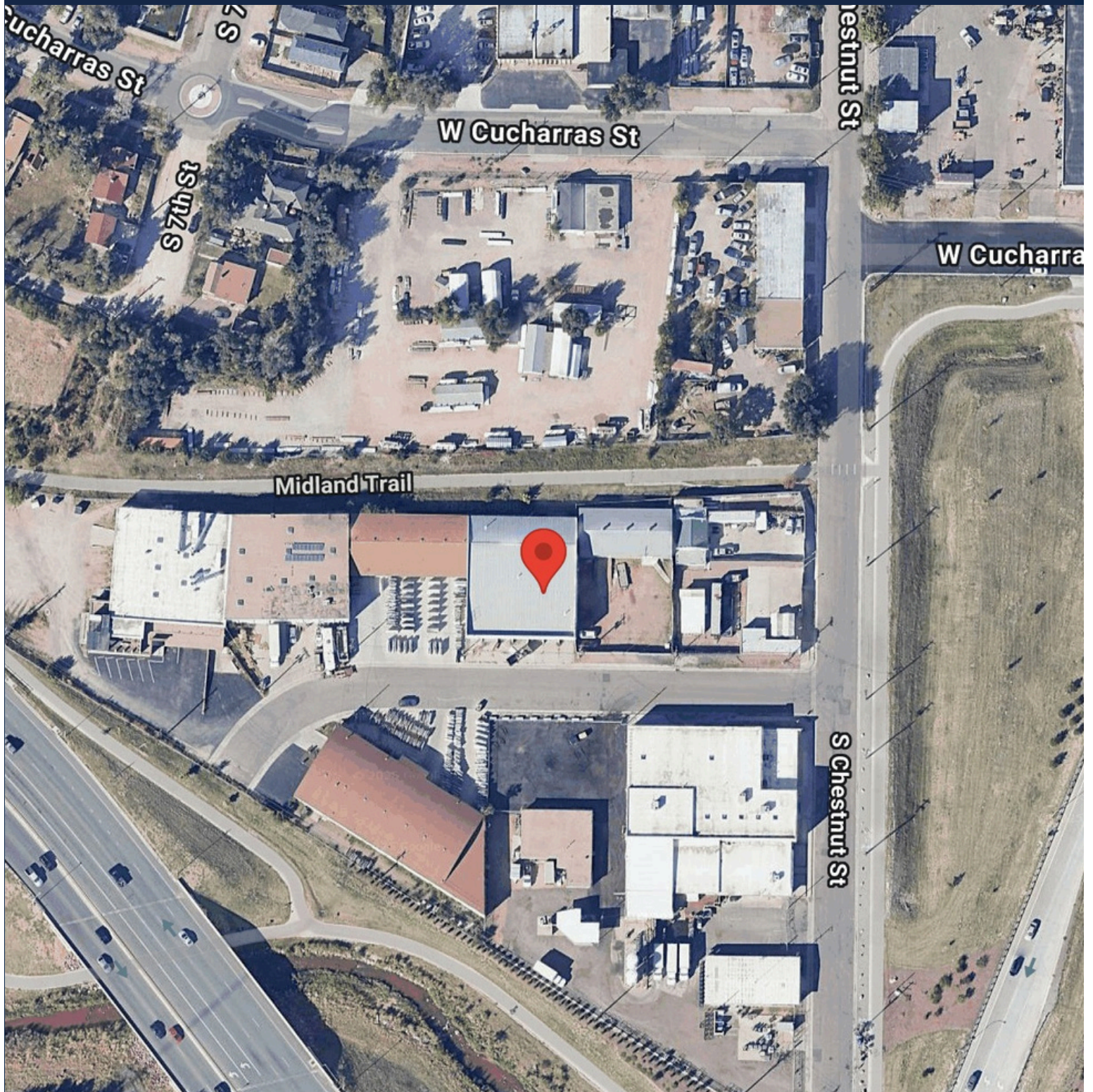


EXPANSIVE WAREHOUSE  
RECEPTION & OFFICE SPACE





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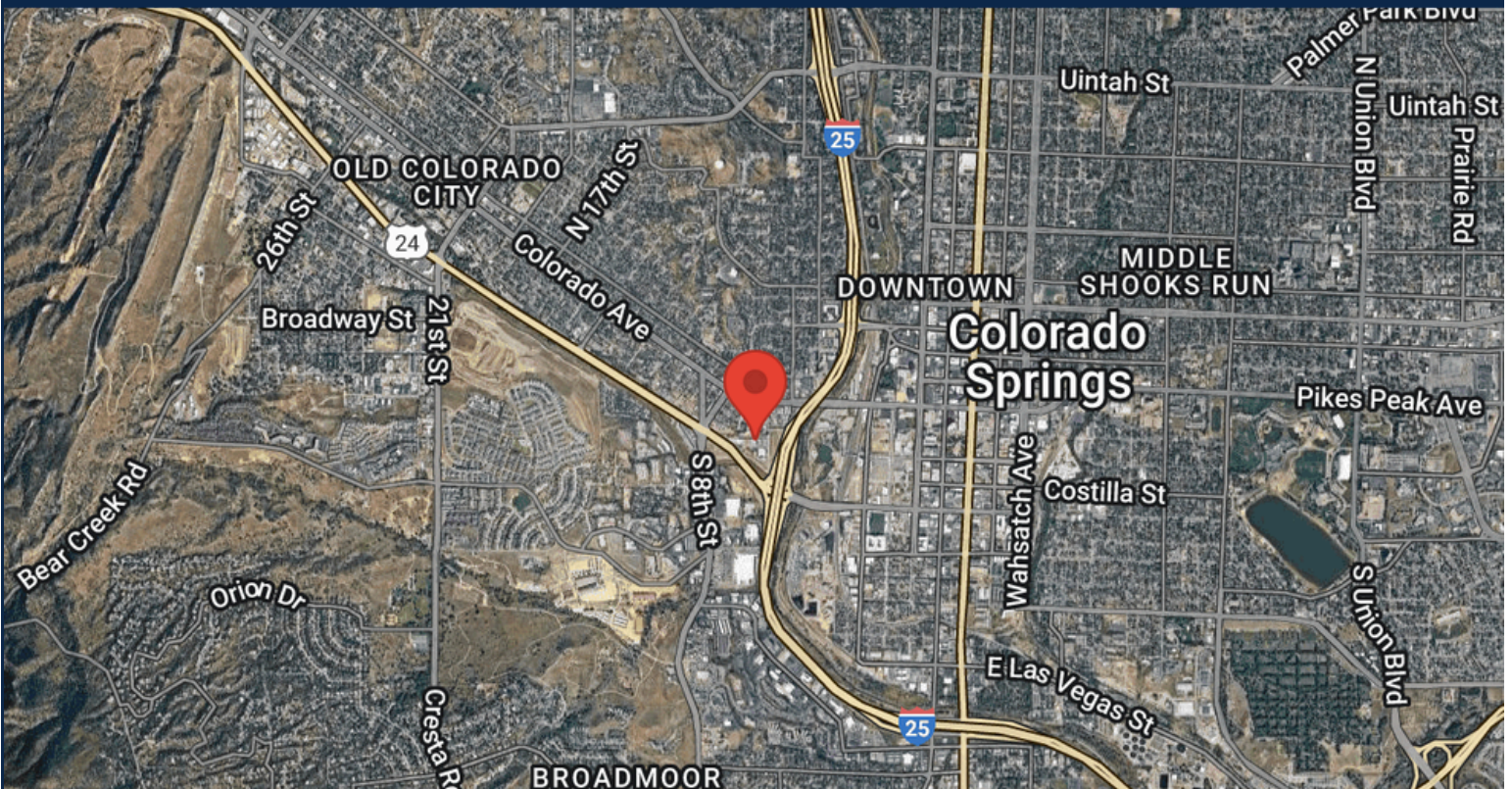
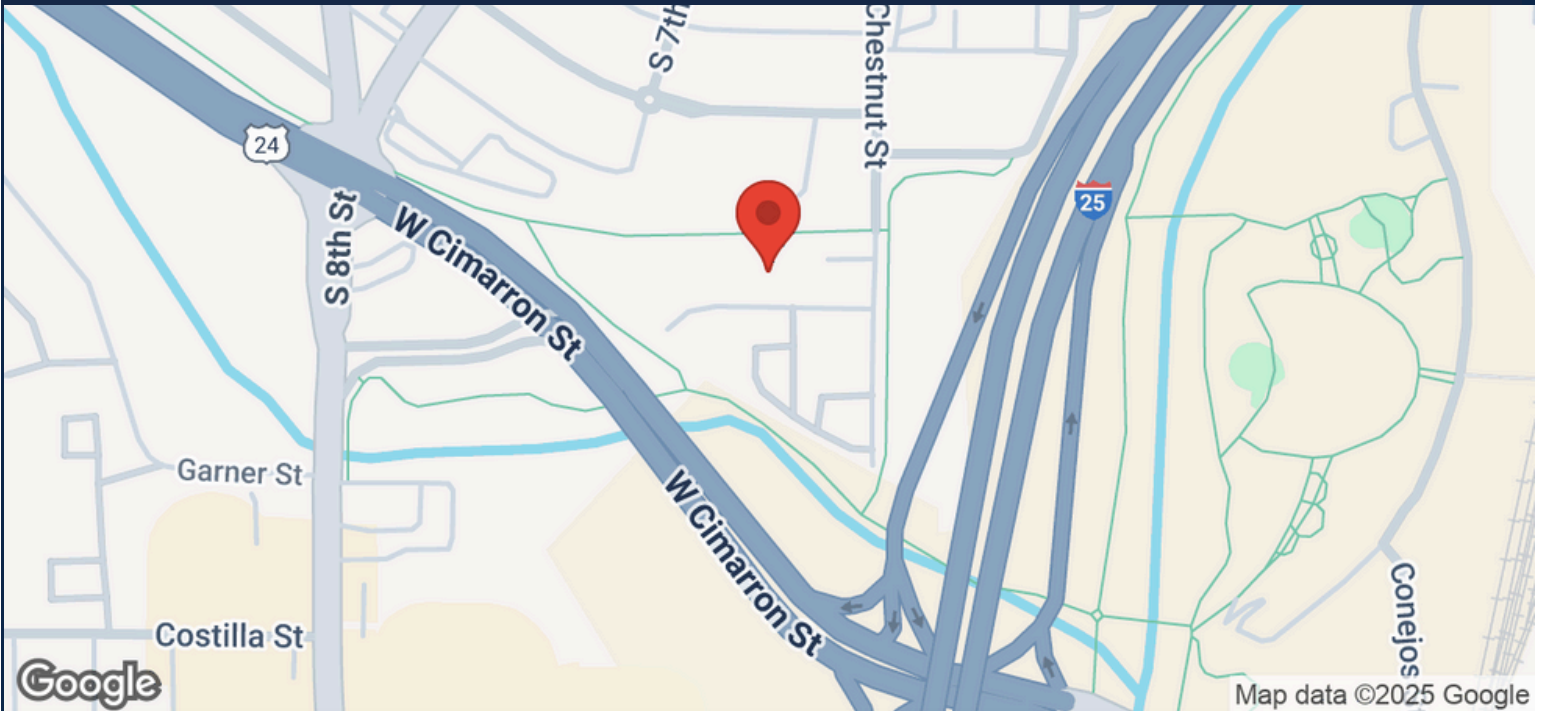


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