



**610 1<sup>ST</sup>**  
**COLORADO SPRINGS, CO 80907**

**1,244- 10,400 SF AVAILABLE**



**OFFICE/WAREHOUSE**

**FROM \$10.00 NNN Year 1**



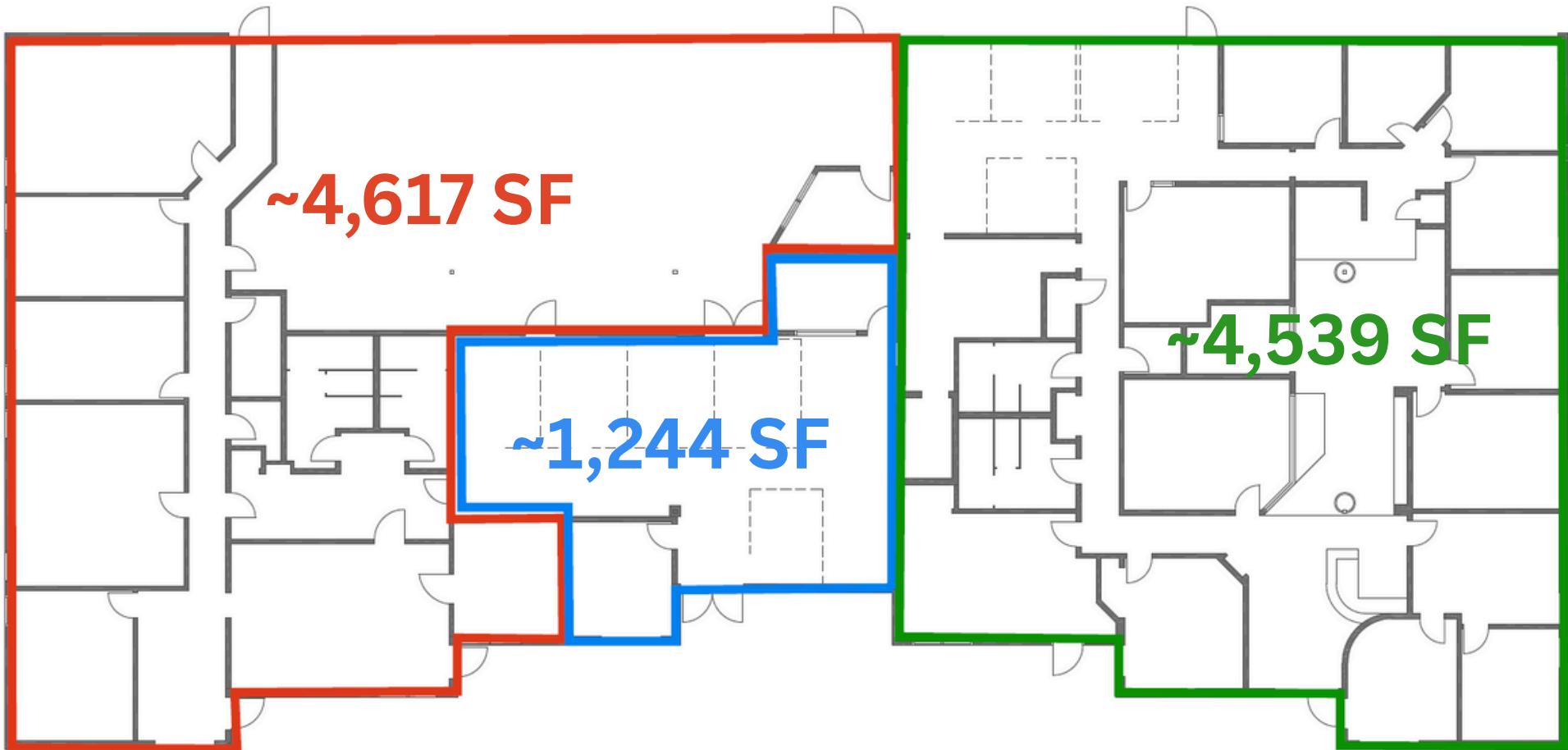
# 1 (8'x8') DOCK/DRIVE IN LOADING DOOR



<b>Space Available</b>	± 1,244- 10,400 SF
<b>Site Size</b>	.72 Acres
<b>Clear Height</b>	14' in warehouse
<b>Loading</b>	(1) 8'x8' Drive-in
<b>Power</b>	TBD
<b>Parking</b>	Shared
<b>HVAC</b>	100% Combo RTU's
<b>Zoning</b>	M-1
<b>Construction</b>	Concrete/Masonry
<b>Rent</b>	From \$10.00 NNN Year 1
<b>NNN Expenses</b>	2025 Estimated at \$3.06/SF



# FLOOR PLAN





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## ~ DRIVE TIMES

COS Airport - 25 min.

Downtown COS- 10 min.

Fountain - 25 min.

Pueblo - 45 min.

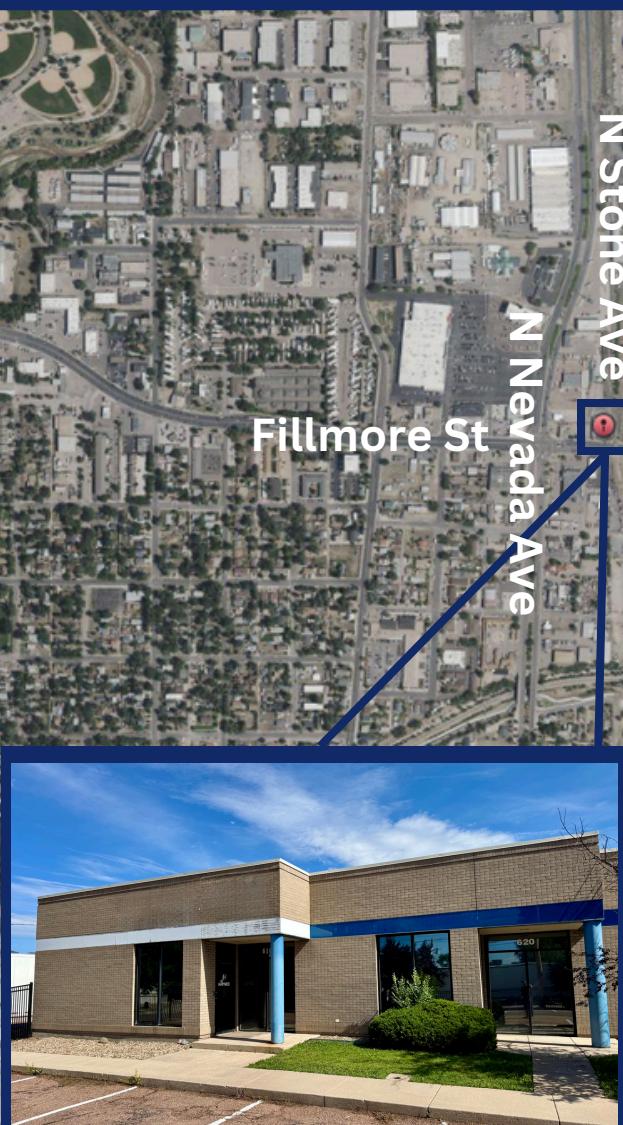
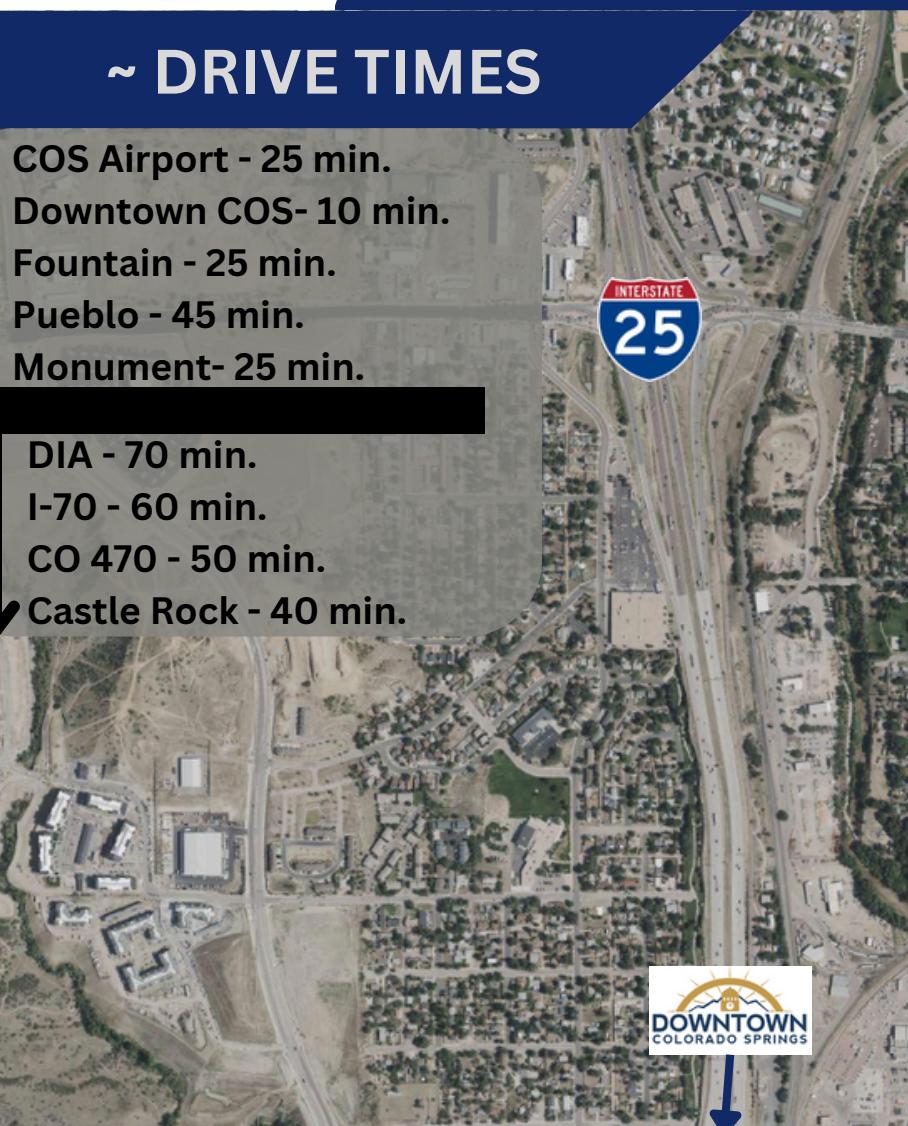
Monument- 25 min.

DIA - 70 min.

I-70 - 60 min.

CO 470 - 50 min.

Castle Rock - 40 min.



FOR MORE INFORMATION, PLEASE CONTACT:

**PARKER CURRY**

**BROKER**

**719.337.1367**

**parker@COREcommBC.com**

5825 MARK DABLING BLVD SUITE 110 COLORADO SPRINGS, CO 80919

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