



610 1ST

COLORADO SPRINGS, CO 80907

1,244- 10,400 SF AVAILABLE



OFFICE/WAREHOUSE

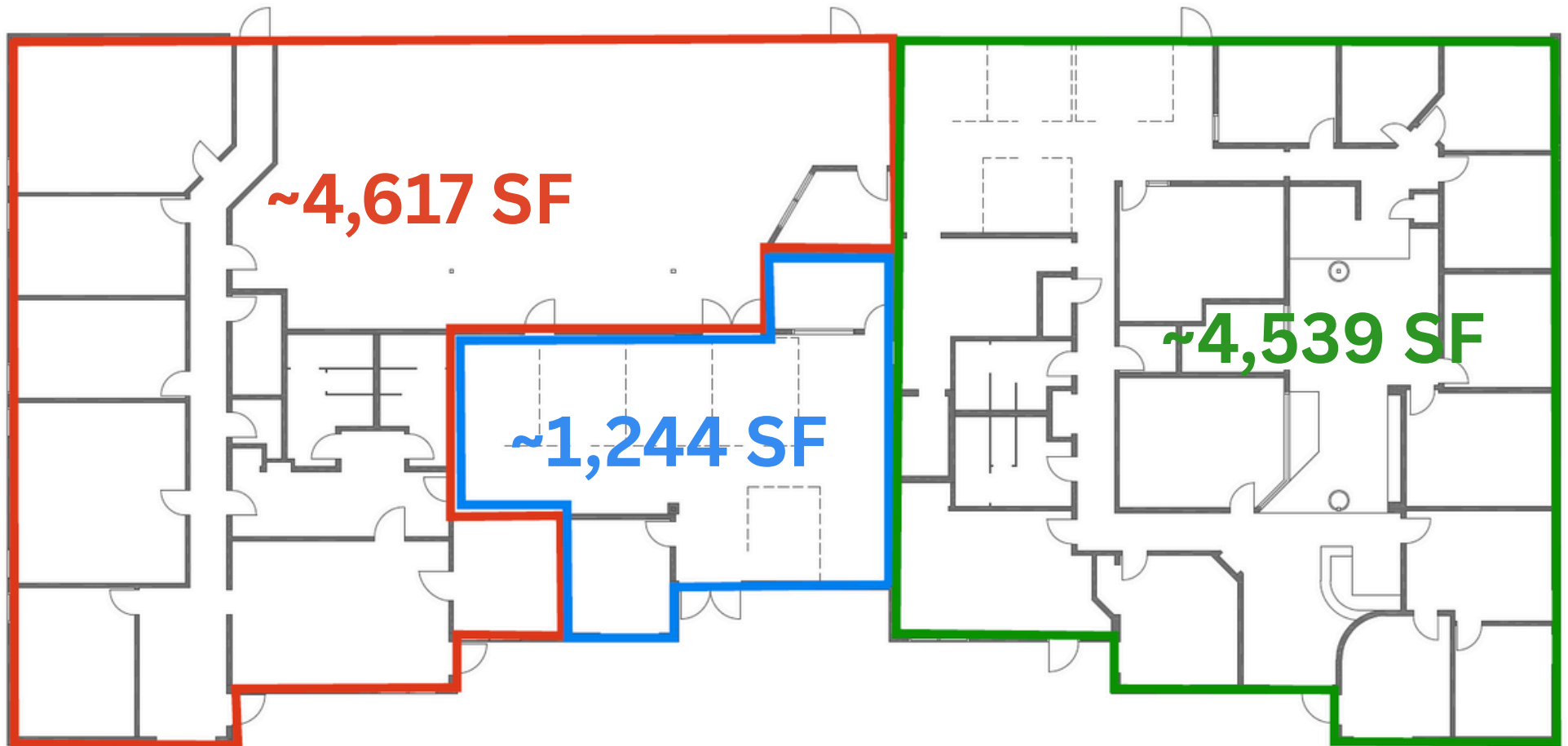
FROM \$10.00 NNN Year 1



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



Fillmore St

N Nevada Ave

N Stone Ave



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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