

INDUSTRIAL FOR LEASE

411 Tia Juana Street
Colorado Springs, CO 80909

PROPERTY SPECIFICATIONS

 **LOCATION:** 411 Tia Juana Street
Colorado Springs, CO 80909

 **SPACE AVAILABLE:**

Suite 411D	+/- 1,425 Sf
Suite 411F	+/- 1,425 Sf

 **LEASE RATE:** \$1,850 / month
Modified Gross

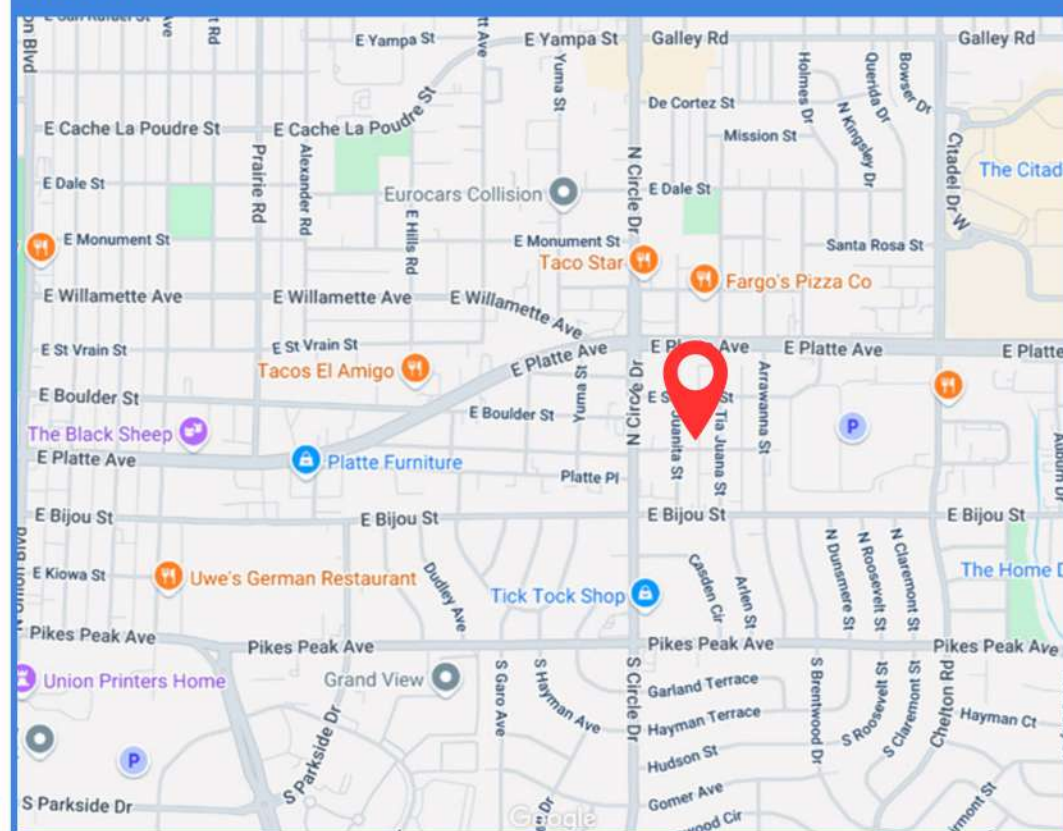
 **OVER HEAD DOOR:** 1 (10')
DRIVE-IN DOOR: 1

 **ZONING:** LI (Light Industrial)

EXECUTIVE SUMMARY

411 Tia Juana Street offers approximately +/-1,425 SF of functional light industrial space in an established industrial area of Colorado Springs. The property features durable masonry and Twin-T construction, a 10-foot-high overhead drive-in door, and convenient direct access for loading and daily operations. The efficient layout is well suited for a variety of industrial, warehouse, service, contractor, or flex users seeking a practical and accessible space in a proven industrial location.

MAP



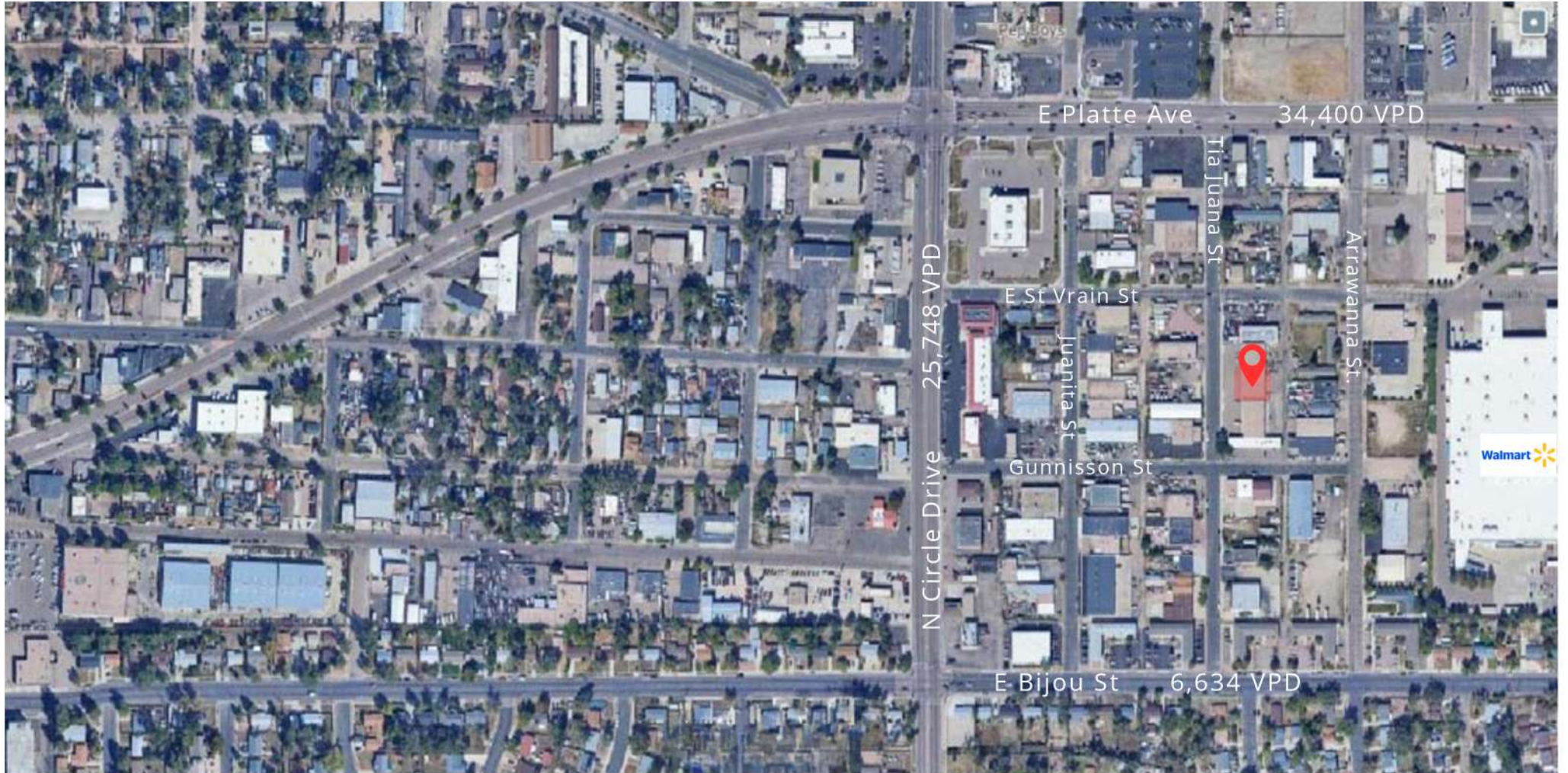
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AERIAL



The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact



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