

# Property For Sale / For Lease

## Personal Warehouse

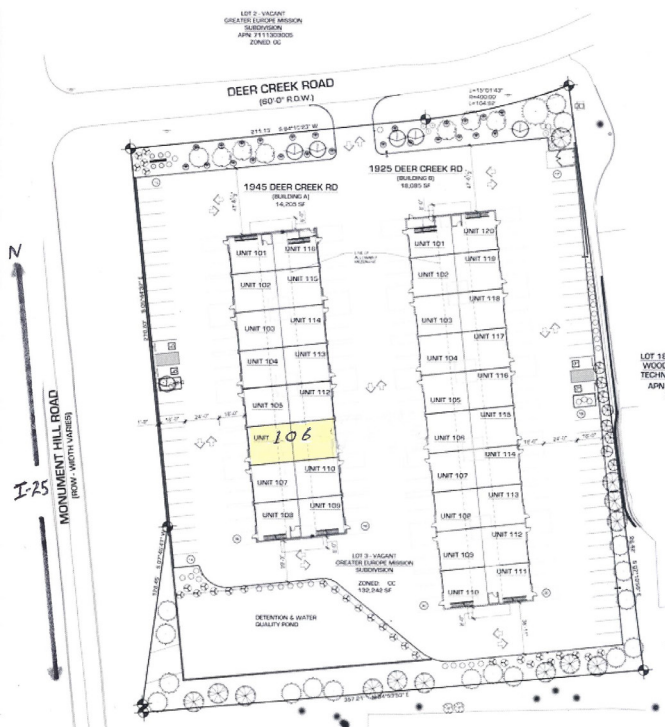
## 2,354 SF

1945 Deer Creek Road, Unit A-106/(111), Monument, CO 80132



**For Sale: \$649,704 (\$276/SF)**

**For Lease: \$16.75/SF NNN (\$5.10/SF) (Taxes \$1.07/SF)**



### *Property Highlights*

**Approximately 2,354 SF**  
(~1,824 Main Floor, 530 SF Mezzanine)

**Rare, Drive Through Unit**  
(can demise into 2 units)

**14' x 14' Overhead Doors (2)**

**Wall Mount, Lift Master Openers**

**Easy Access to I-25**

**Large, Carpeted  
Mezzanine / Office Space**

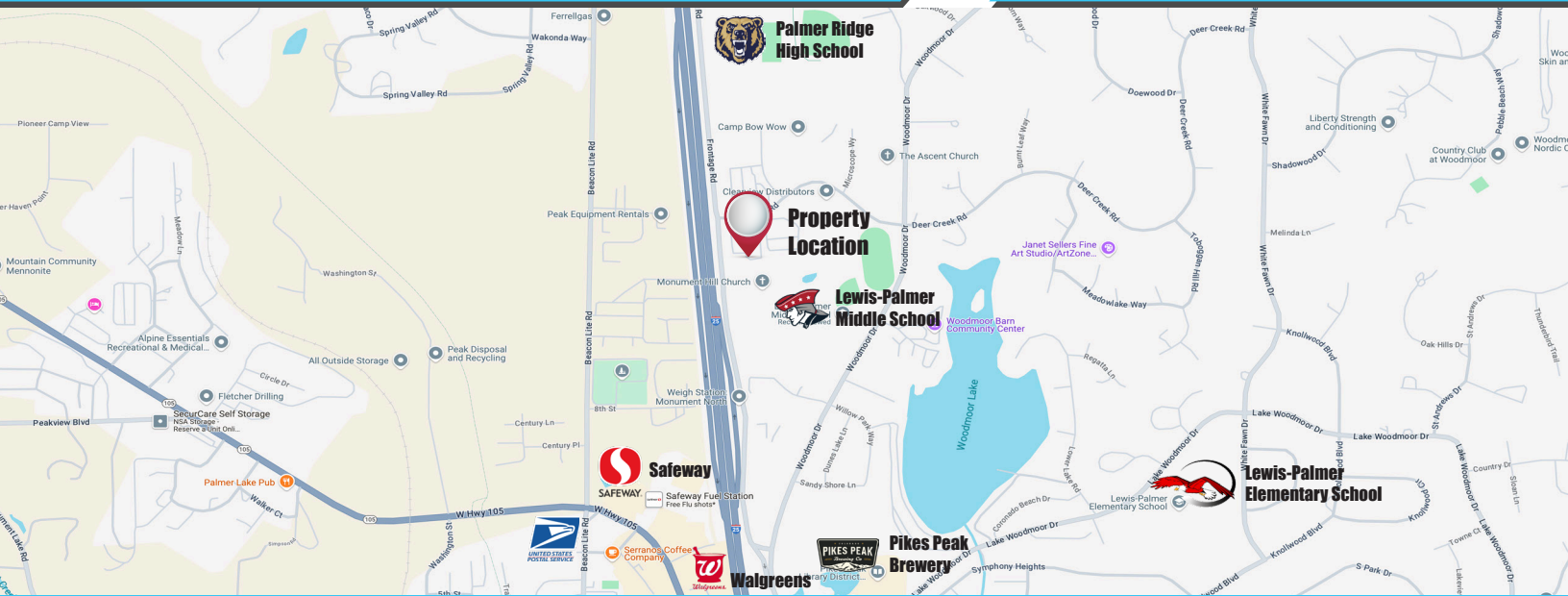


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*Selling Agency*  
**Gary Garcia**  
*Managing Principal*  
**720-504-3808**

# 1945 Deer Creek Road

# 2,354 SF



- ▶ Rare, Drive through Unit (*can demise into 2 units*)
- ▶ Many Nearby Amenities (*within 5 minute drive*)
- ▶ Finished Private Restroom
- ▶ Fire Suppression System
- ▶ Large, twin Electrical Panels, 200 Amp, 3-Phase each
- ▶ Well Distributed LED Lighting & Electrical Outlets
- ▶ Insulated Masonry, Energy Efficient Construction
- ▶ Electrical Heating Units
- ▶ Ample Parking
- ▶ 24/7 Access, Wide Asphalt Isles
- ▶ Beautiful Mountain Views

**Owner Benefits:**  
Tax Benefits for Business  
Users & Investors;  
Equity Build

**Uses:** Business, Storage, Workshop, Etc.



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Gary Garcia · Managing Principal · 720-504-3808