

INDUSTRIAL BUILDING FOR LEASE

815 S Sierra Madre St

COLORADO SPRINGS, CO 80903

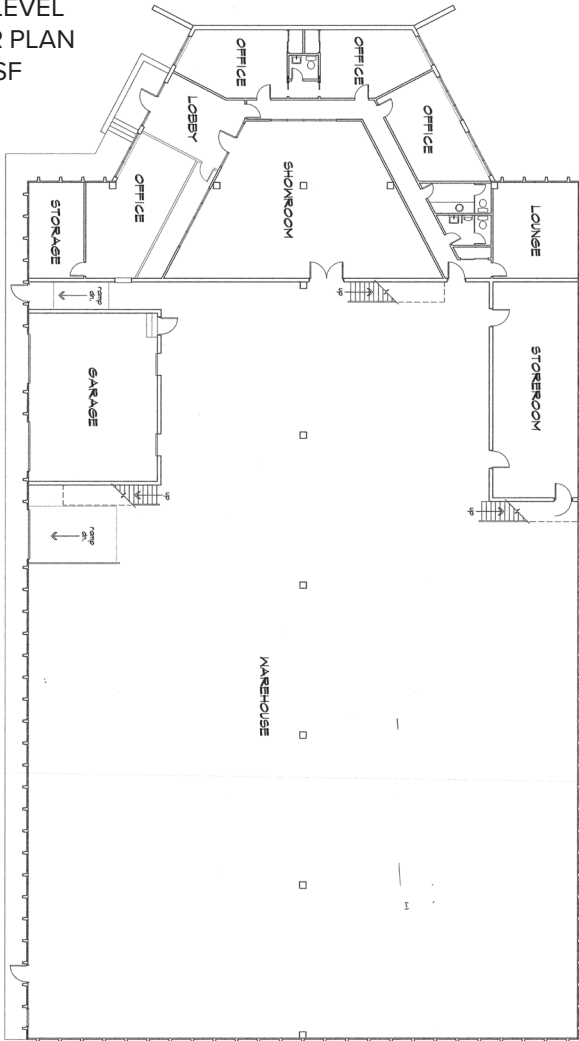


**815 S SIERRA MADRE** presents a rare opportunity to lease a highly functional industrial building in a central and accessible location. Situated just minutes from I-25 and the heart of Downtown Colorado Springs, this 17,218 SF property offers a blend of warehouse, office, showroom, and mezzanine storage space - ideal for tenants seeking convenience, flexibility, and visibility.

- (1) 8' x 8' Drive-In Door
- (2) 8' x 8' Van High Doors
- Fire Sprinklered
- 22' Clear Height in warehouse
- 600-Amp Electric Service
- Secure mezzanine and additional storage space
- Located within an Opportunity and Enterprise Zone

<b>BUILDING SIZE:</b>	17,218 SF Plus 3,386 SF Mezzanine
<b>LEASE RATE:</b>	\$10.00 / SF NNN
<b>NNN EXPENSES:</b>	\$2.50 / SF (2026 Est.)
<b>YEAR BUILT/RENOVATED:</b>	1973
<b>ZONING:</b>	FBZ-T2B
<b>CLEAR HEIGHT:</b>	22'
<b>TAX SCHEDULE NUMBER:</b>	64192-07-023
<b>LAND SIZE:</b>	28,500 SF

**MAIN LEVEL  
FLOOR PLAN**  
17,218 SF



**MEZZANINE LEVEL  
FLOOR PLAN**  
3,386 SF

