

1670 PAONIA STREET, COLORADO SPRINGS, CO 80905

FOR LEASE

**\$12.00  
PSF**

**+ NNN  
(EST \$4.00 PSF)**



## ABOUT THE PROPERTY

- 8,800 SF available.
- Fully Fenced Yard.
- 25% Office Space, to include reception and kitchen (2400 SF)
- 75% Warehouse (6400 SF)
- Zoning allows for a wide range of uses including contractor office, warehouse storage, and automotive.
- Outstanding location to expand your business.

## DETAILS

### AVAILABLE SPACE

8,800 SF OF WAREHOUSE SPACE  
- 75% WAREHOUSE 25% OFFICE

### SITE SIZE

2.50 ACRE LOT

### ZONING

1-2 CAD-0

OCCUPANCY TYPE  
SINGLE TENANT

GARAGE DOORS  
EIGHT 14' DRIVE-THROUGH DOORS

YEAR BUILT  
2022

**Rob Rolley  
(719) 235-7499**

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**EXPANSIVE WAREHOUSE WITH EASY ACCESS TO I-25**

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**RE/MAX**  
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