

1670 PAONIA STREET, COLORADO SPRINGS, CO 80905

FOR LEASE

**\$12.00  
PSF**

**+ N N N**  
(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

Cowboycommercial@gmail.com

**RE/MAX**  
COMMERCIAL<sup>®</sup>  
PROPERTIES, INC.

RE/MAX Properties, Inc. 102 S. Tejon St., Suite 100.  
Colorado Springs, CO 80903

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EXPANSIVE WAREHOUSE WITH EASY ACCESS TO I-25

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# LOCATION MAPS

## LIGHT INDUSTRIAL WAREHOUSE

1670 Paonia Street  
Colorado Springs, CO 80915

