








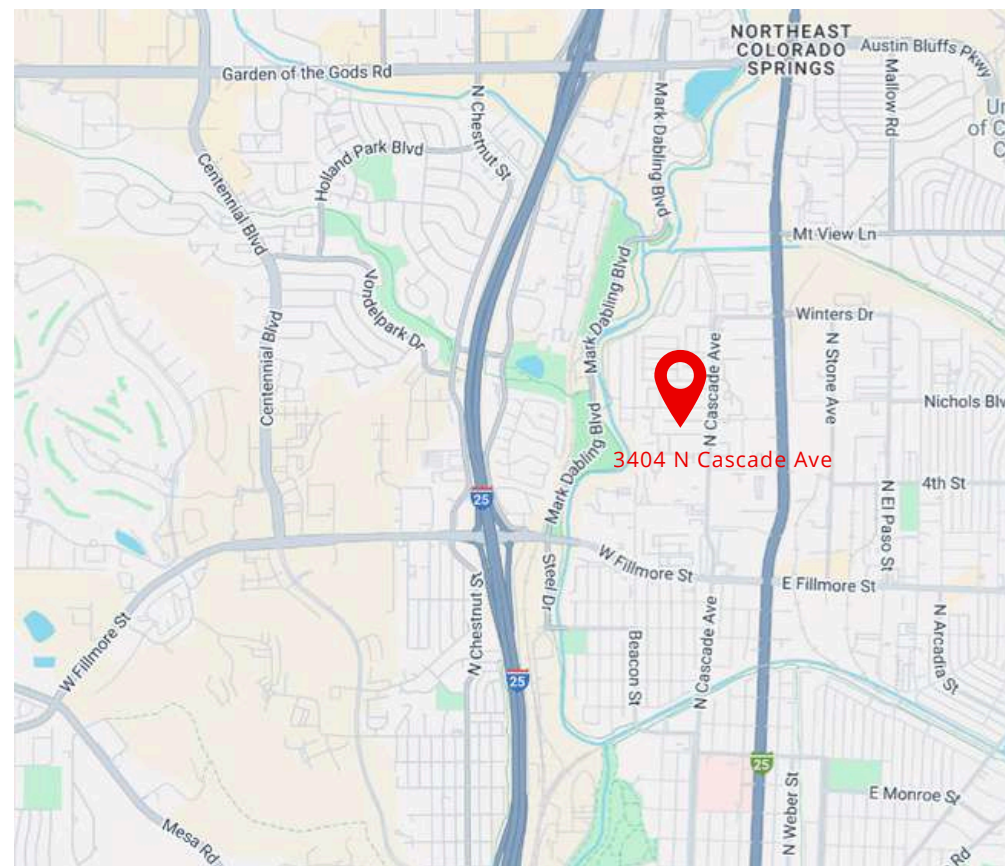
PROPERTY SPECIFICATIONS

	LOCATION:	3404 N Cascade Ave Colorado Springs, CO 80907
	AVAILABLE:	+/- 10,000 sf
	LOT:	+/- 1.02 ac
	LEASE RATE:	\$15.00 + NNN
	CEILING CLEARANCE:	+/- 16'
	LOADING:	Drive-in Door, Dock Door
	OVERHEAD DOOR	12' High x 10' Wide
	ZONING:	LI / Previously M1

Additional Features:

- Easy access to I-25
- Fenced and secured outside storage
- Rare industrial outside storage close to I-25
- Possibilities for pull thru

MAP




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President



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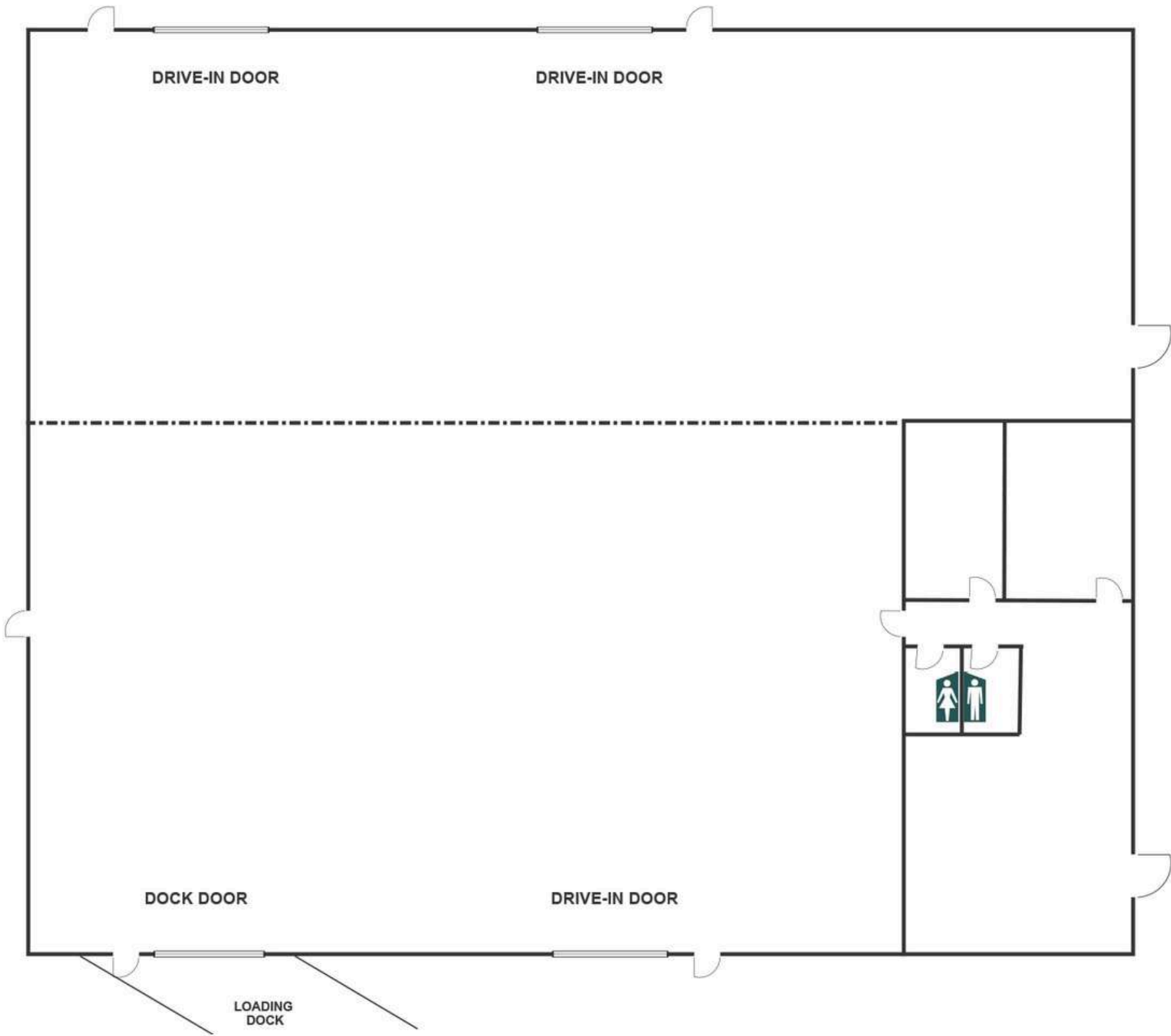
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FOR LEASE

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FLOOR PLAN



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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AERIAL



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