



LEASE PRICE: \$12.00NNN

### Property Information

Site Area: 13,056 Square Feet

Property Type: Industrial

Secondary Type: Distribution

Zoning: PIP2 HS

Parking: 20 Spaces/1.53 Ratio

Year Built: 1973

Land Area: 1 Acre

Class: C

Drive Ins: 4 (10 FT X 13FT)

Overhead Doors: 4

Floors: 1 (2,100 SF of Office Space)

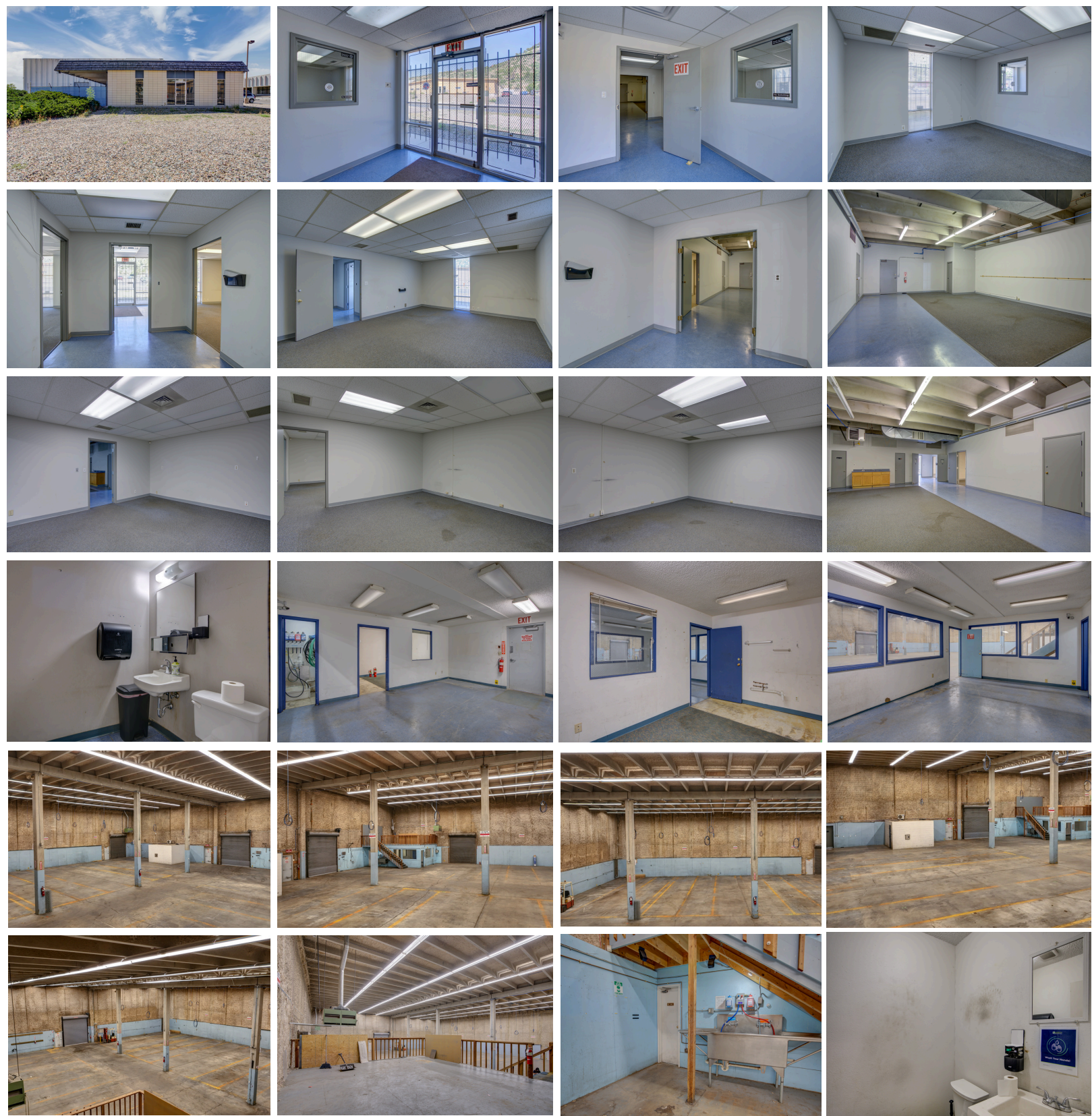
Warehouse Ceiling Ht: 22 Feet



The Underwood Group  
4272 Promenade Drive  
Colorado Springs, CO 80920



For more information:  
*COLE UNDERWOOD*  
(719)200-4610  
cole@coleunderwood.com



The Underwood Group  
4272 Promenade Drive  
Colorado Springs, CO 80920



For more information:  
*COLE UNDERWOOD*  
(719)200-4610  
cole@coleunderwood.com

## Property Overview

Dont miss out on this great Industrial building near Garden of the Gods and I-25. This property features space that consists of 4 offices with one large common area in the middle that can be used for additional cubicles, displays, or any design in mind. There is also an open area for conferences, kitchenette, restrooms and much more. The warehouse has 4 overhead doors and great ceiling height. There are two offices located in the warehouse area as well. The property has a fully fenced in yard and it is easily accessible to I-25. The property boasts plenty of onsite parking & offsite parking. It is currently zoned PIP-2 and ready to occupy.



The Underwood Group  
4272 Promenade Drive  
Colorado Springs, CO 80920



For more information:  
*COLE UNDERWOOD*  
(719)200-4610  
cole@coleunderwood.com