

1020 FORD STREET

COLORADO SPRINGS

WWW.1020FORD.COM



FOR LEASE
1,380 SF FLEX SPACE
FROM \$14.00 NNN



FLEX/INDUSTRIAL

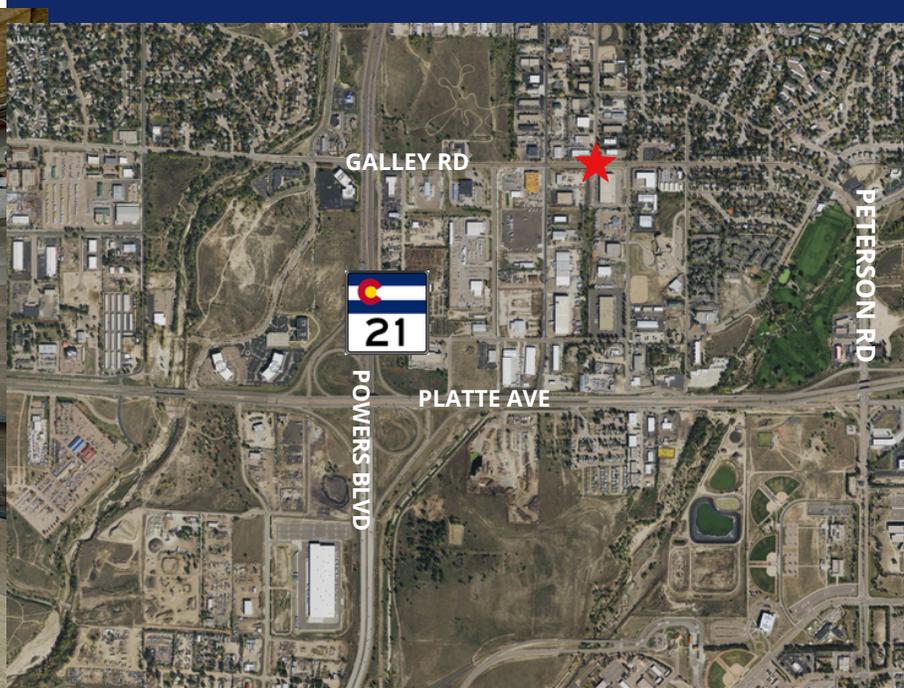
- 1,380 SF SUITE AVAILABLE
- 1 DRIVE IN DOOR AVAILABLE
- HIGH VISIBILITY FROM GALLEY RD
- HIGH TRAFFIC COUNTS
- COUNTY I2 ZONING
- FROM \$14.00 NNN YEAR 1
- 2025 NNN EXPENSES ESTIMATED AT \$5.04/SF



FOR MORE INFORMATION, PLEASE CONTACT:



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ZONING
COUNTY I-2

SITE /BUILDING
10,504 SF ON 1 ACRE

SPACE AVAILABLE
SUITE D: 1,380 SF

CONSTRUCTION
CINDER BLOCK/CONCRETE

HVAC
PACKAGED RTU'S FOR SHOWROOM/OFFICE.
FORCED AIR GAS HEATERS IN WAREHOUSE

PARKING
2.76 SPACES PER 1,000 SF

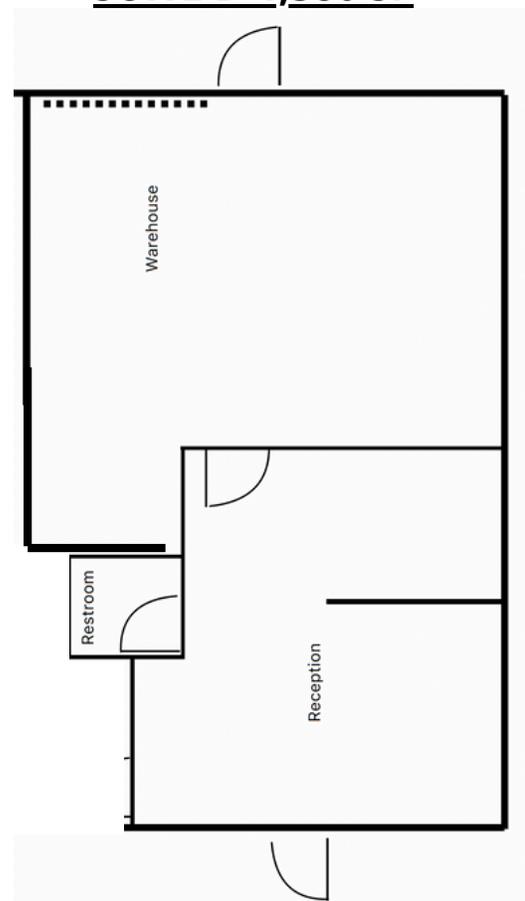
LEASE RATE
FROM \$14.00 NNN YEAR 1

OPERATING EXPENSES
2025 BUDGET ESTIMATED AT \$5.04/SF

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FLOOR PLANS

SUITE D-1,380 SF



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