

INDUSTRIAL PROPERTY



FOR SALE

8025 IRON TOWER COURT
Colorado Springs, CO 80939



COLE UNDERWOOD

Broker Associate

Direct: (719) 200-4610

cole@coleunderwood.com



4272 Promenade Drive Suite 100

Colorado Springs, CO 80920

www.coleunderwood.com

PROPERTY INFORMATION

SALE PRICE: \$2,495,000.00
BUILDING SIZE: 9,691 SF
LOT SIZE: 1.07 AC
ZONING: LI AO
YEAR BUILT: 2022
SECONDARY TYPE: FLEX, INDUSTRIAL, & WAREHOUSE

PROPERTY DESCRIPTION

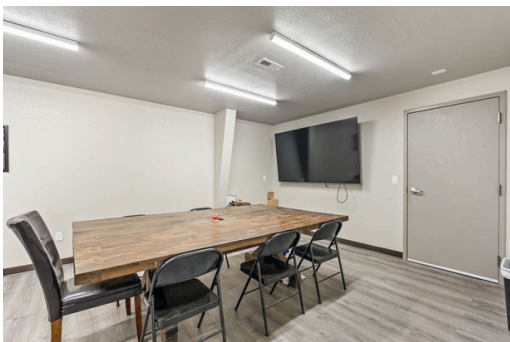
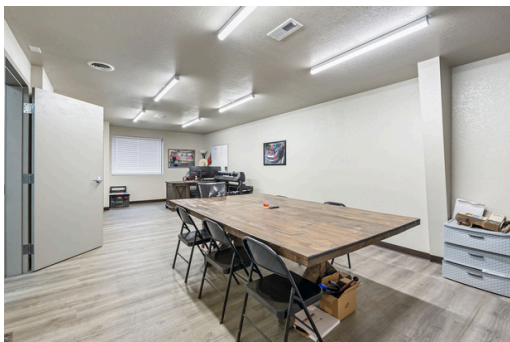
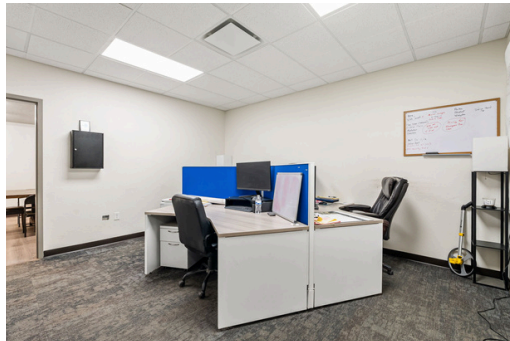
GREAT INDUSTRIAL PROPERTY JUST OFF OF MARKSHEFFEL RD.
PROPERTY CONSISTS OF 9,691 SQUARE FEET AND SITS ON A 1.07 ACRE LOT. FULLY FENCED STORAGE YARD ALONG WITH OFF STREET PARKING UP FRONT. BUILDING HAS ROUGHLY 1,500 SQUARE FEET OF OFFICE SPACE AND REMAINDER IS WAREHOUSE. 2 OVERHEAD DOORS LEADING TO THE FENCED YARD. CURRENT ZONING IS LI AO.

PROPERTY HIGHLIGHTS

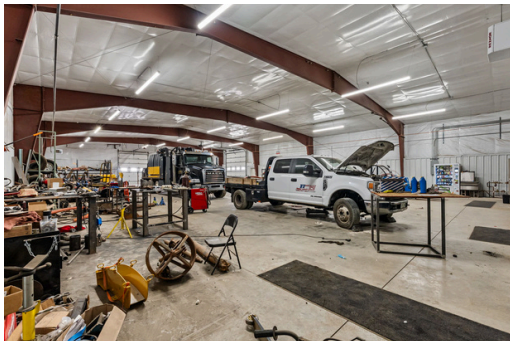
- EASY ACCESS TO POWERS & HWY 24
- FULLY FENCED & SECURE STORAGE YARD
- 1,500 SQ FT FINISHED OFFICE SPACE



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY MAP

