

OFFICE/WAREHOUSE PROPERTY



FOR SALE

675 ELKTON DRIVE
Colorado Springs, CO 80907



COLE UNDERWOOD

Broker Associate

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PROPERTY INFORMATION

SALE PRICE:	\$2,750,000.00
BUILDING SIZE:	13,056 SF
LOT SIZE:	1.00 AC
ZONING:	PIP2 HS
YEAR BUILT:	1973

PROPERTY DESCRIPTION

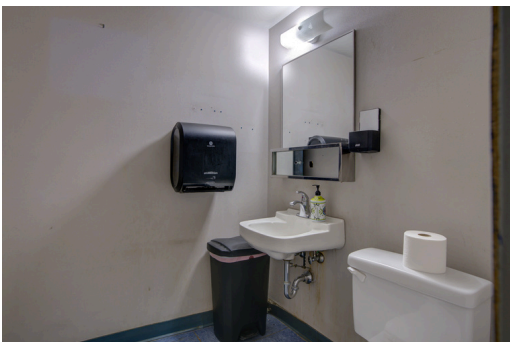
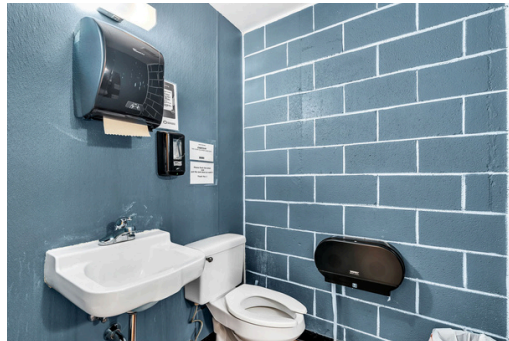
DON'T MISS OUT ON THIS GREAT INDUSTRIAL BUILDING NEAR GARDEN OF THE GODS AND I-25. THIS PROPERTY FEATURES SPACE THAT CONSISTS OF 4 OFFICES WITH ONE LARGE COMMON AREA IN THE MIDDLE THAT CAN BE USED FOR ADDITIONAL CUBICLES, DISPLAYS, OR ANY DESIGN IN MIND. THERE IS ALSO AN OPEN AREA FOR CONFERENCES, KITCHENETTE, 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.

PROPERTY HIGHLIGHTS

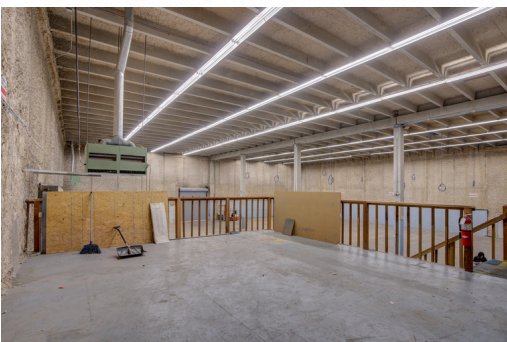
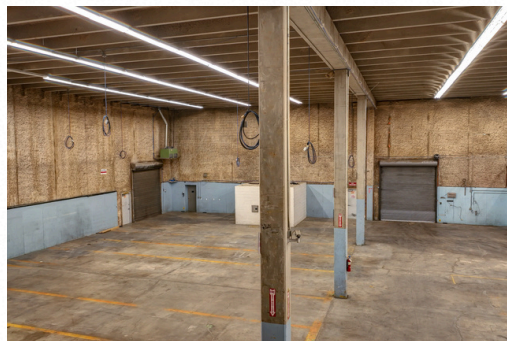
- 4 OVERHEAD DOORS
- FENCED IN YARD
- 20'+ CEILING HEIGHT IN WAREHOUSE
- EASY ACCESS TO GARDEN OF THE GODS & I-25



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY MAP

