



FOR LEASE

308-314 S 25th Street
Colorado Springs, CO 80904

PROPERTY SPECIFICATIONS

 **LOCATION** 308-314 S 25th Street
Colorado Springs, CO 80904

 **SPACE AVAILABLE**

306 S 25th	1,600 SF
308 S 25th	1,600 SF
310 S 25th	1,600 SF

***Outside Storage Available
For Additional Amount**

Contact Broker

 **LEASE RATE** \$18.50 /SF
Modified Gross

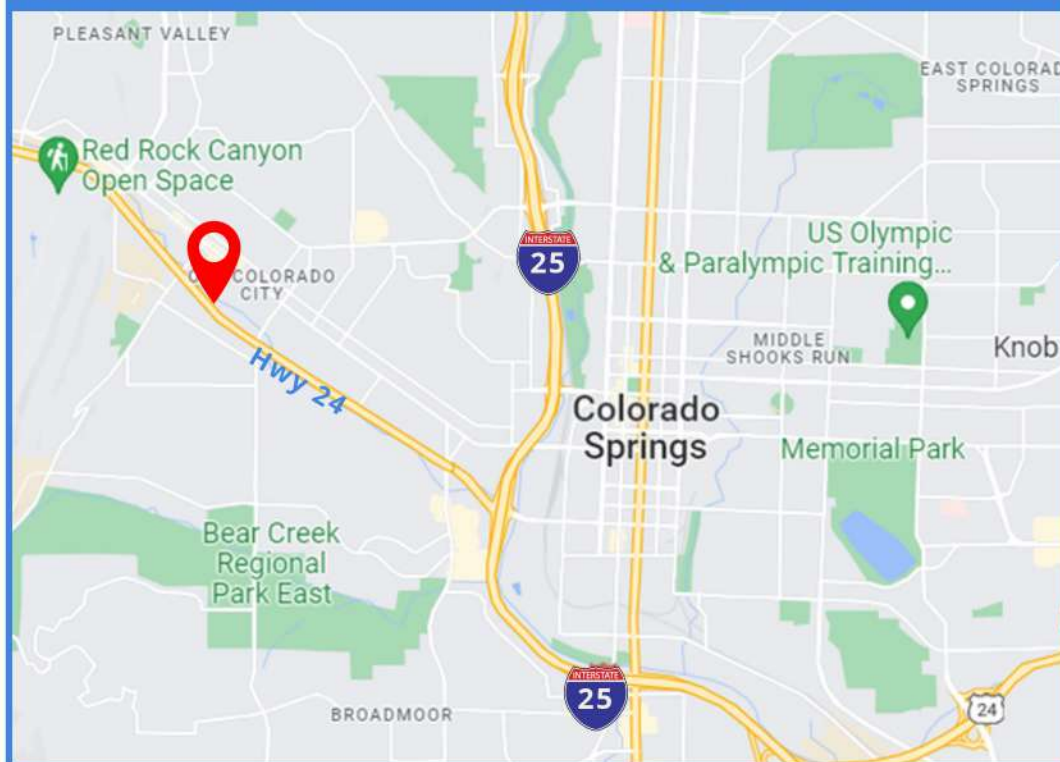
 **DRIVE-IN DOOR** 1

 **ZONING** MX-L (Previously C6)

EXECUTIVE SUMMARY

310 S 25th Street offers approximately 1,600 SF of industrial space on Colorado Springs' west side. The property features a functional layout with approximately 30% office and 70% warehouse space, plus one drive-in loading door. Conveniently located just off Highway 24 with nearby Midland Trail access, this rare westside industrial vacancy is ideal for contractors, service businesses, and light industrial users seeking versatile office/warehouse space.

MAP



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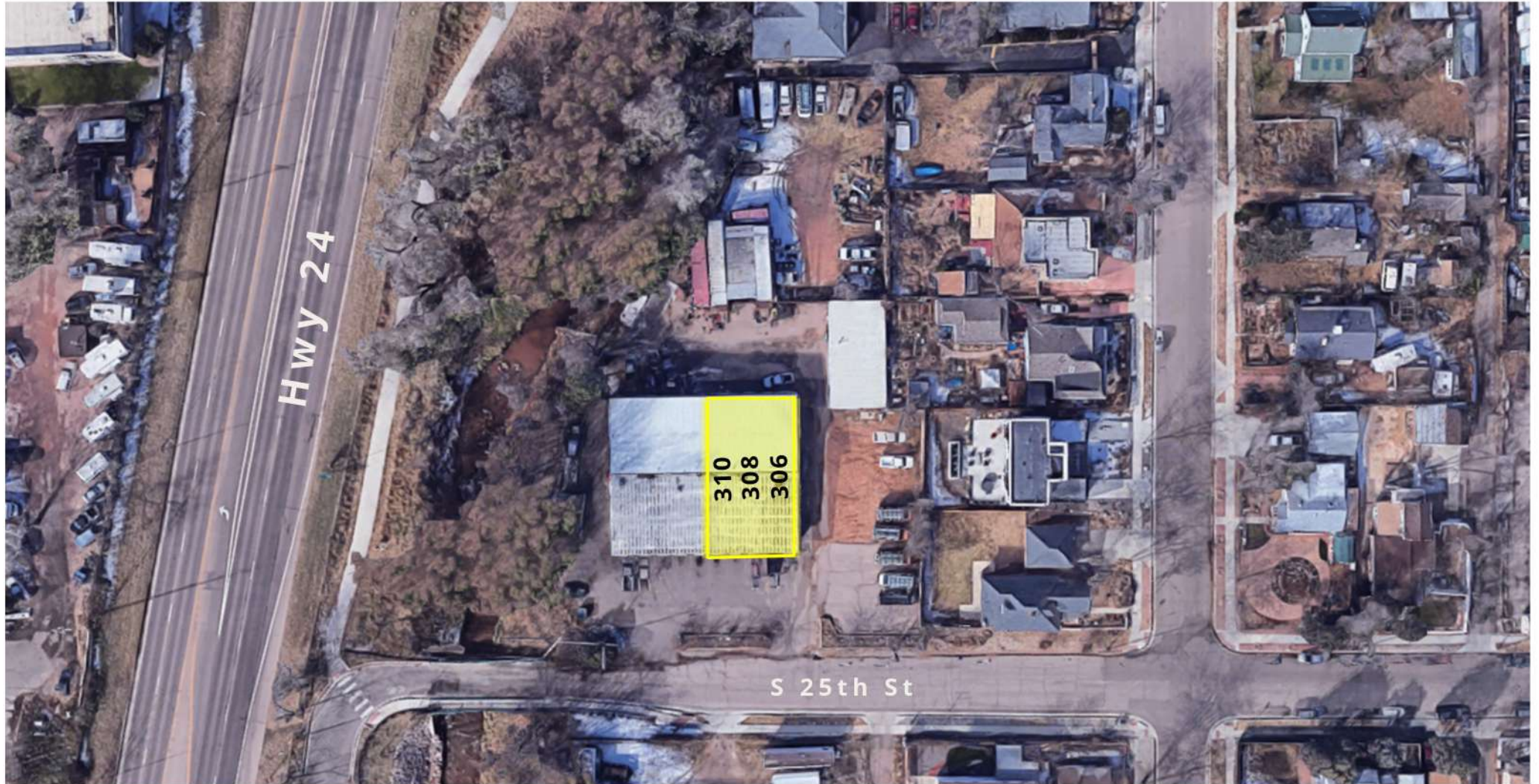
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AERIAL



312

312

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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