

# STORAGE / WAREHOUSE FOR SALE OR LEASE



MONUMENT HILL BUSINESS PARK  
1945 DEER CREEK DR, UNIT A113  
MONUMENT, CO

## SPACE FEATURES

- Zoned CC (Commercial Community)
- 884 SF
- 14'x14' Overhead Door
- Clear Height 21'6"
- Power 225 Amp | 208 Volts | 3 Phase
- HOA Fee \$300
- NNN Expenses \$5.85/SF
- Restroom could be added to SW corner of unit
- Unit heated in winters to prevent freezing

## REDUCED SALE PRICE!!



**LEASE RATE**  
\$1,253/Month, Plus NNN &  
HOA Fee

**SALE PRICE**  
~~\$255,000.00~~  
**\$235,000.00**



**Mark Useman | Senior Broker**



Retail



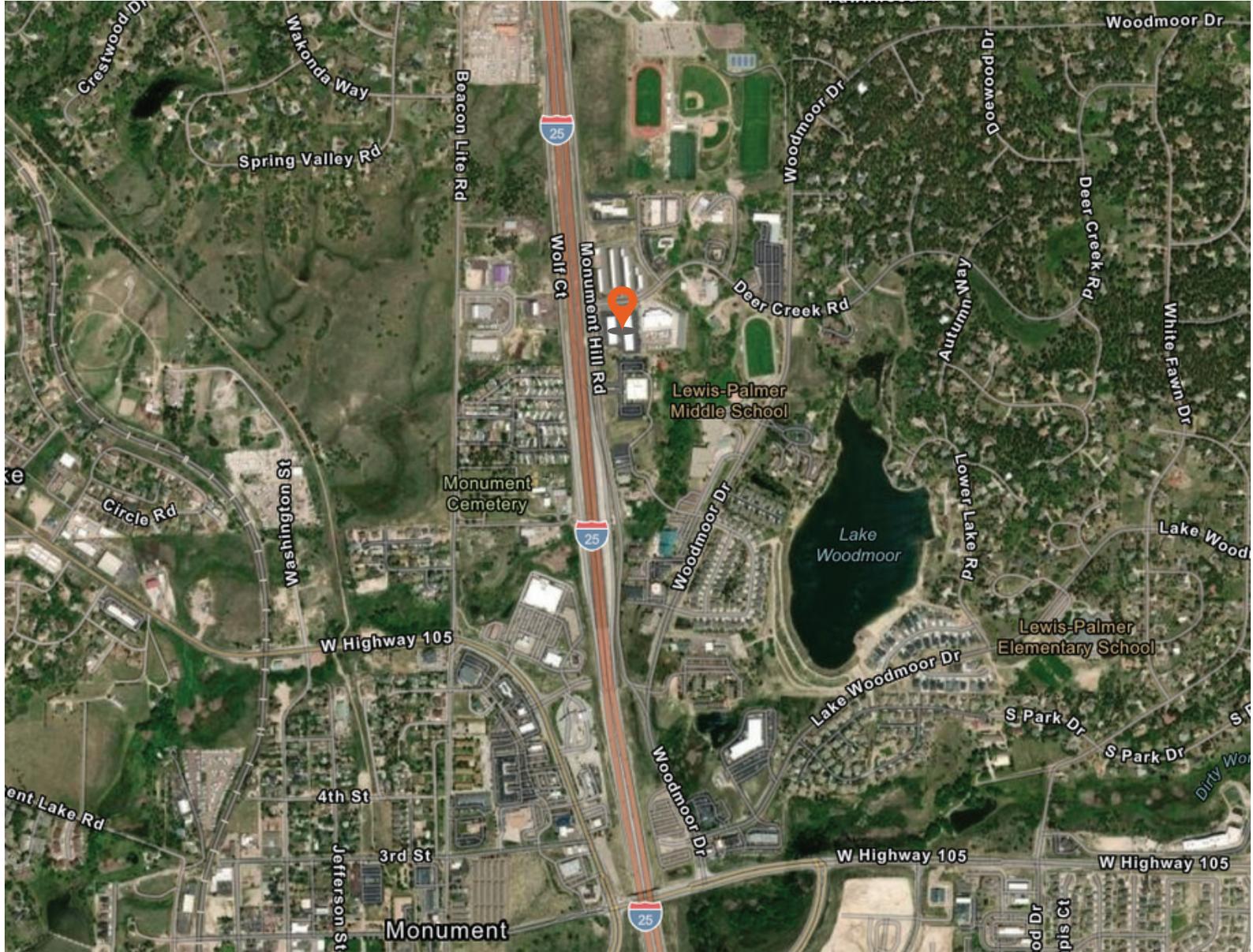
719.231.7400



suggs@highlandcommercial.com

**NAI Highland**





 2 N Cascade Avenue, Ste 300 : Colorado Springs, CO 80903

 +1719 577 0044

 [highlandcommercial.com](http://highlandcommercial.com)

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