

FOR LEASE
465 S 31ST STREET
Colorado Springs, CO 80904



LEASE PRICE: \$12.50 NNN

1st Floor Space Information

Space Available:	3,954 SF
Property Type:	Flex
Secondary Type:	Light Manufacturing
Zoning:	BP HS CU

Drive Ins:	2
Floors:	1
Year Built:	2003

Property Description

3,945 Square Feet just off of Highway 24 and minutes from I-25. Space features 2- 12' Overhead Doors and very open floorplan. Fenced in shared yard in rear of property. Currently zoned BP HS CU. Plenty of off street parking.



COLE UNDERWOOD
Broker Associate
Direct: (719) 200-4610
cole@coleunderwood.com



4272 Promenade Drive Suite 100
Colorado Springs, CO 80920
www.coleunderwood.com



Aerial & Demographics

- Red Rock Canyon Open Space
- Old Colorado City
- Manitou Springs
- Bear Creek Park
- Retail
- Restaurants
- 2 Minutes to HWY 24
- 7 Minutes to I-25



COLE UNDERWOOD

Broker Associate

Direct: (719) 200-4610

cole@coleunderwood.com