

**GREAT OWNER/
USER INDUSTRIAL OPPORTUNITY**



2110
Busch Ave

CO Springs 80904

CBRE

EXECUTIVE SUMMARY

The subject property was built from masonry construction in 1984, has approximately 23,000 gross square feet and approximately 0.93 acres of land with 20 parking stalls onsite with plenty of street parking. The building consists of roughly 18,000 square feet of warehouse space (three warehouse spaces, approximate 9,400 SF, 6,400 SF, 2400 SF) and 5,000 square feet of office space. The warehouse portion has two dock high doors, one drive-in door (10'w X 14'h) and a ceiling height of up to 31 feet with LED lighting, a floor scale, gas heaters and is well insulation. The office portion is a mix of large offices, a receptionist desk, a conference room, and a break area that lead into the warehouse. The property is located just south of Hwy 24 and relatively easy access to I-25.



PROPERTY DESCRIPTION



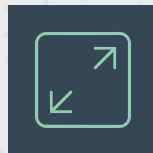
Property Overview



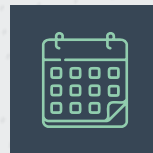
ASKING PRICE:
\$3,800,000



BUILDING SIZE:
23,000 SF



LOT SIZE:
±0.93 AC



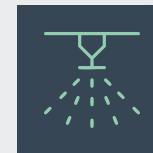
YEAR BUILT:
1984



CEILING HEIGHT:
12' - 31'



POWER:
**400A/220 - 480V 3P
(VERIFY)**



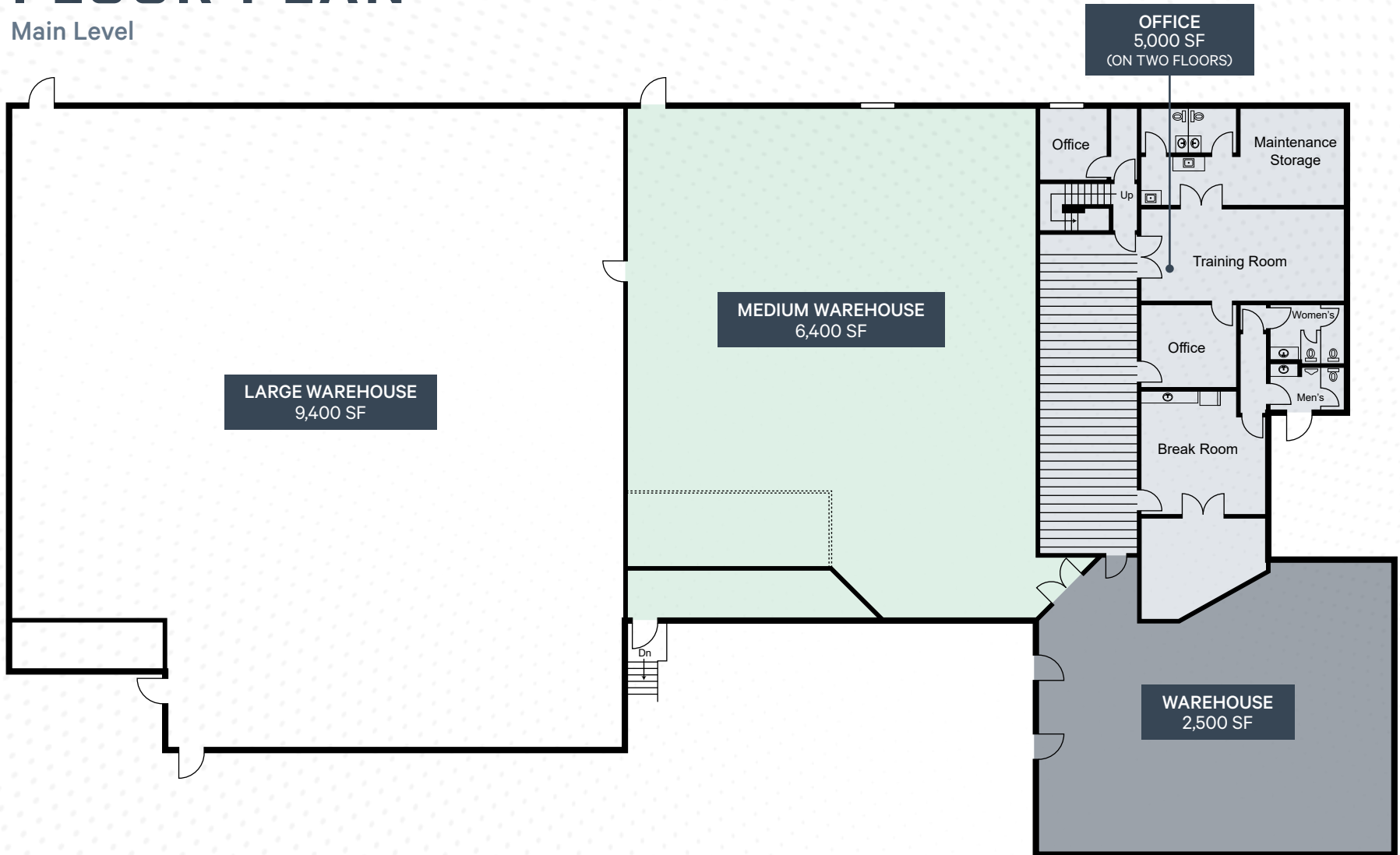
SPRINKLERS:
YES



LOADING:
**2 DOCK DOORS
1 OVERSIZED DOOR**

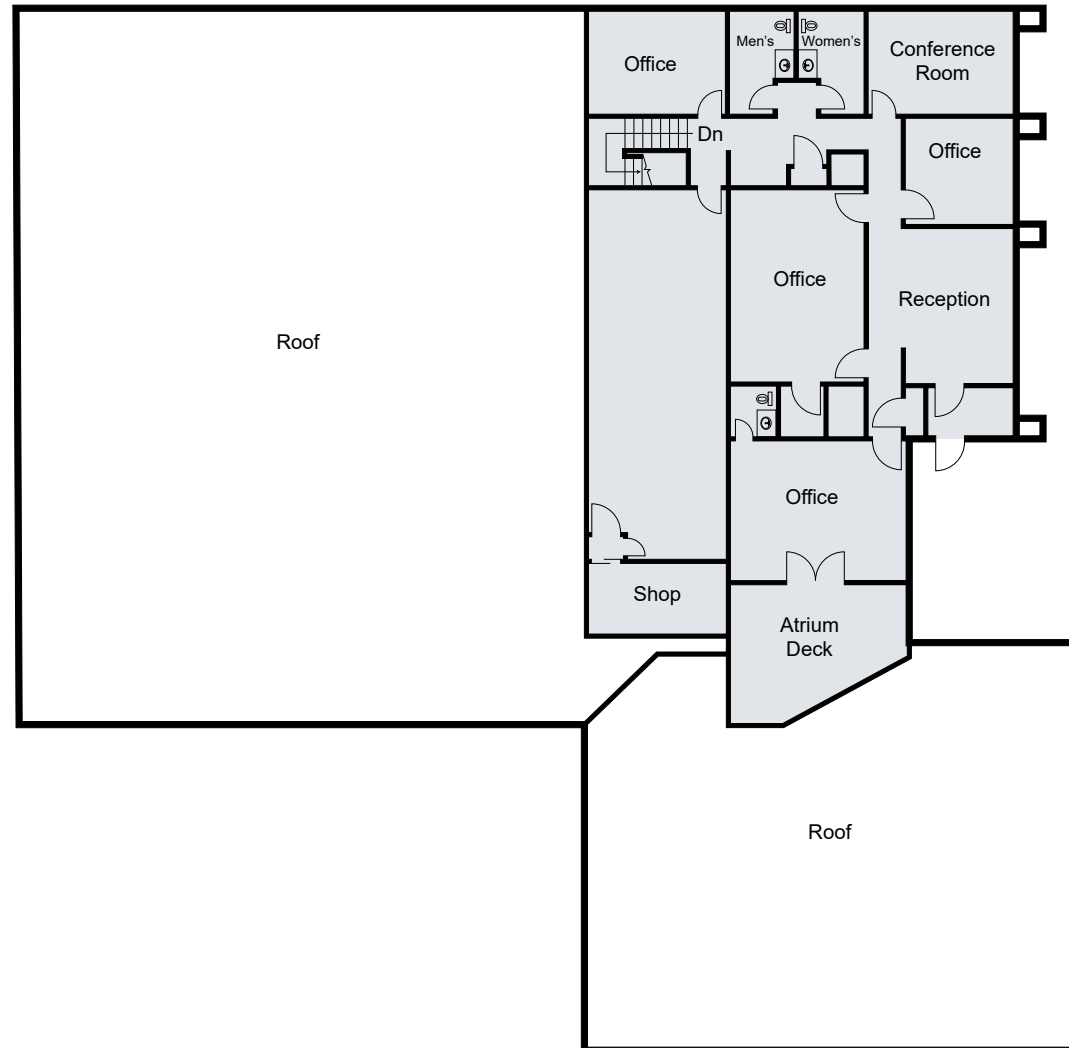
FLOOR PLAN

Main Level



FLOOR PLAN

Second Floor Plan



2110

Busch Ave



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CBRE

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