

FOR SALE
\$225,000**FOR SALE OR FOR LEASE****SMALL-BAY INDUSTRIAL
WAREHOUSE + OFFICE****AFFORDABLE OWNER/USER OPPORTUNITY**

Impeccably clean warehouse with office for lease in desirable industrial location. Perfect for a distribution center, or small business expansion.

FOR LEASE**\$10.00** PSF

+ NNN (EST. \$3.00)

**1,513 SF
BUILDING****0.12 ACRES
LOT SIZE****M2
ZONING****HEATED
WAREHOUSE
& OFFICE****8' DRIVE-IN
DOOR****OFFICE
+ RESTROOM****ABOUT THE PROPERTY**

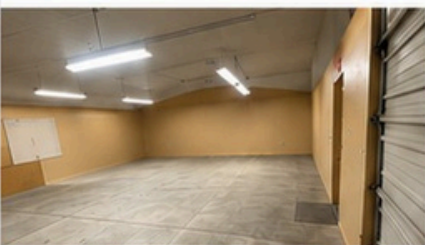
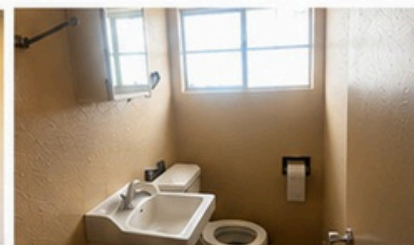
Located on .12 acres with easy access to Hancock Expressway and S. Circle Drive. The warehouse portion has a 10' ceiling height with one 8' drive-in door in the front for ease of loading/deliveries/storage. Features a spacious office and restroom. Both the warehouse and office are heated. Zoned M2.

PROPERTY HIGHLIGHTS

- ✓ New Roof – 2025
- ✓ 200 Amp 3-Phase – 2025
- ✓ Paint Booth Infrastructure – 2025
- ✓ Move-In Ready
- ✓ Heated Warehouse & Office
- ✓ Drive-In Loading
- ✓ M2 Industrial Zoning
- ✓ Excellent Owner/User Opportunity

QUICK FACTS

PRICE	\$225,000
LEASE RATE	\$10.00 PSF + NNN (EST. \$3.00)
BUILDING SIZE	1,513 SF
LOT SIZE	0.12 Acres
YEAR BUILT	1967
ZONING	M2
OCCUPANCY TYPE	Single Tenant
WAREHOUSE HEIGHT	10'
DRIVE-IN DOOR	One 8' in Front
OFFICE	Yes
RESTROOM	Yes
HEATING	Warehouse & Office
BUILDING CLASS	C

**WAREHOUSE SPACE****8' DRIVE-IN DOOR****PRIVATE OFFICE****RESTROOM****Rob Rolley**
(719) 235-7499

Cowboycommercial@gmail.com

AERIAL MAP

LIGHT INDUSTRIAL FOR LEASE

2555 Weston Road
Colorado Springs, CO 80910



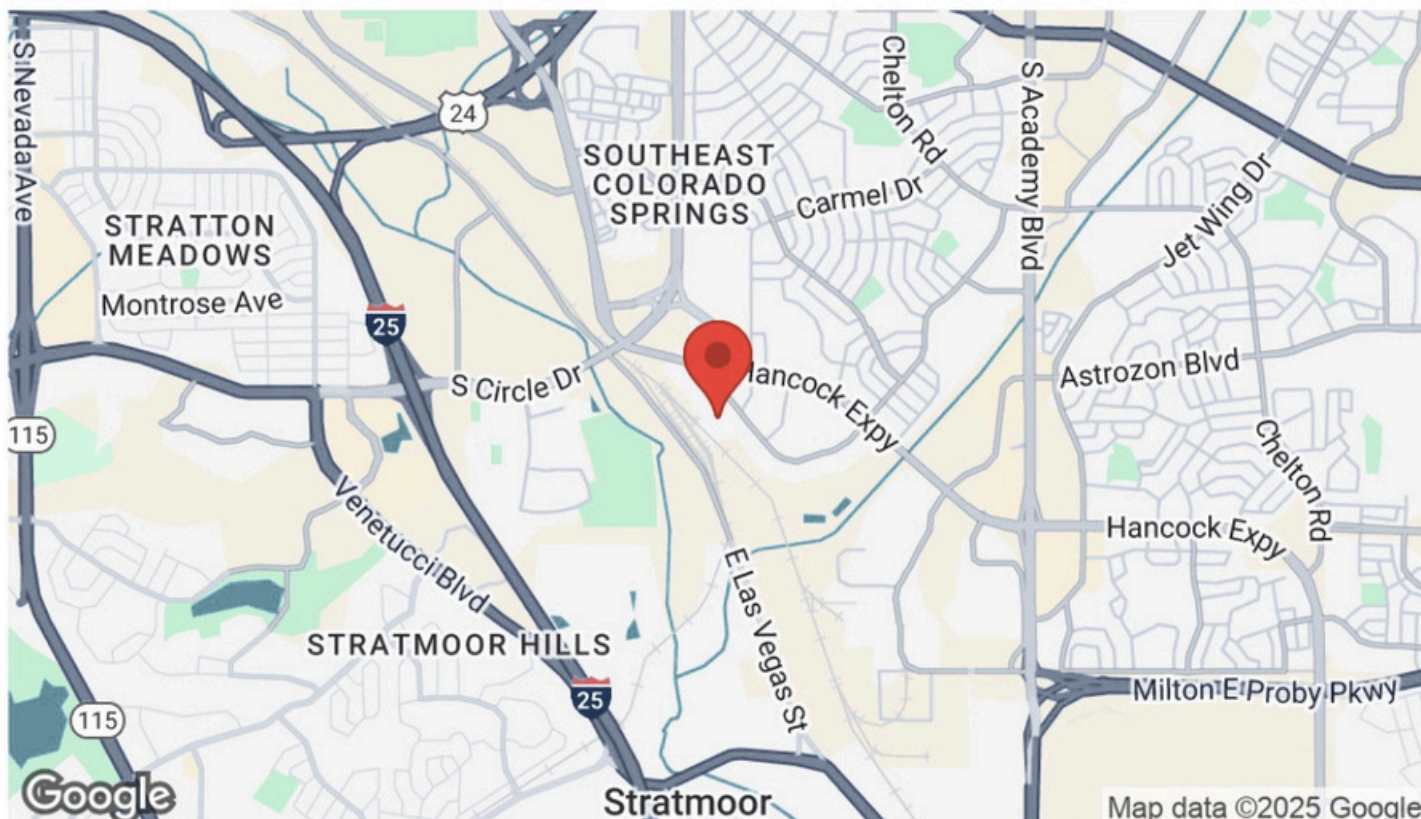
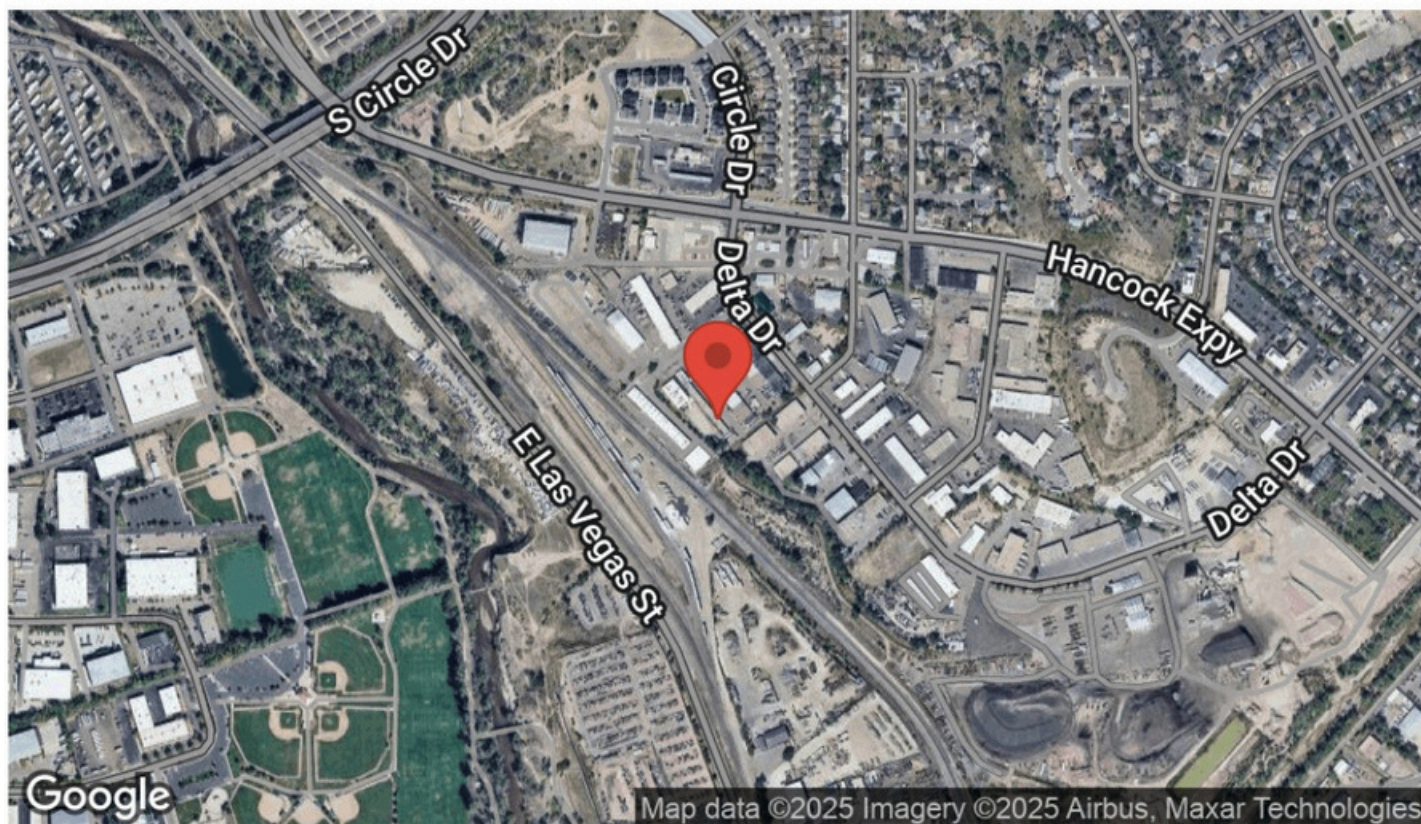
REMAX
COMMERCIAL

ROB ROLLEY
Commercial Broker
Contact: (719) 235-7499

LOCATION MAPS

LIGHT INDUSTRIAL FOR LEASE

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BUSINESS MAP

LIGHT INDUSTRIAL FOR LEASE

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