



HIGHLAND COMMERCIAL GROUP, LLC

# HEAVY INDUSTRIAL BUILDINGS WITH FENCED YARD FOR LEASE

## Ideal for Industrial Outside Storage



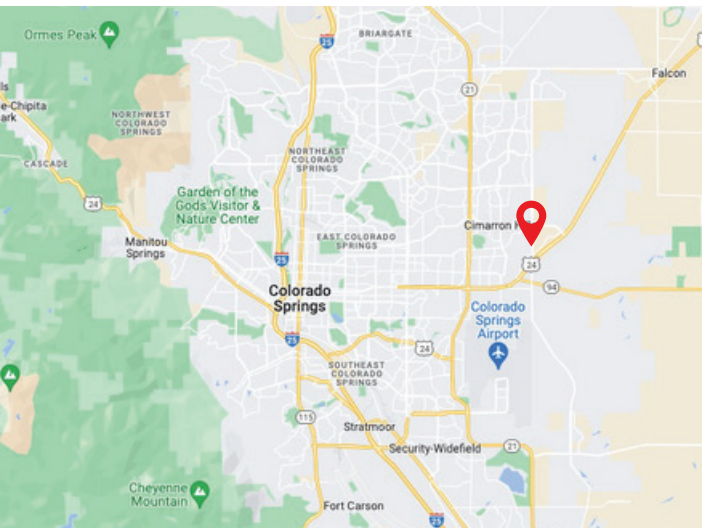
### 7770 VENTURE STREET | COLORADO SPRINGS, CO

#### THE PROPERTY

Total Building SF:	15,720 SF
Lot Size:	3.75 Acres
Year Built:	2004
Zoning:	I-3 CAD-O
Power:	3P   400A   208V
Loading:	9 Drive-In Doors

#### PROPERTY FEATURES

- Comprised of 3 Buildings
- Heavy Industrial Zoning with Outdoor Storage
- Large Capacity Fenced Yard
- Air Compressions Lines in all 3 Buildings
- Radiant Heat in all 3 Buildings
- Vehicle Exhaust Extraction System in Building A



## LEASE RATE:

### CONTACT BROKERS FOR DETAILS

**John Onstott**  
Principal  
719 330 1819

**Randy Churchill Dowis**  
Principal  
719 650 1332

onstott@highlandcommercial.com    dowis@highlandcommercial.com

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## BUILDING INFORMATION



### BUILDING 1

Building Size: 7,680 SF  
Office SF: Approximately 3,500 SF  
Drive-In: Four (4) Pull Through 12'w X 12'h  
Floor Drains: Four (4) With Sand Oil Separator  
Clear Height: 17' 7" - 24' 7"



### BUILDING 2

Building Size: 1,400 SF  
Paint Booth: Yes  
Drive-In: two (2) 12'w X 9' 11"h  
Floor Drains: Four (4) With Sand Oil Separator  
Clear Height: 13' 7" - 16' 7"



### BUILDING 3

Building Size: 6,600 SF  
Paint Booth: Yes  
Drive-In: three (3) 12'w X 12'h  
Open Loading: Four (4) Drive-In  
Clear Height: 14' 6" - 15' 6"

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[dowis@highlandcommercial.com](mailto:dowis@highlandcommercial.com)

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**NAI Highland**

2 N Cascade Ave, Suite 300  
Colorado Springs, CO 80903  
719.577.0044

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

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