



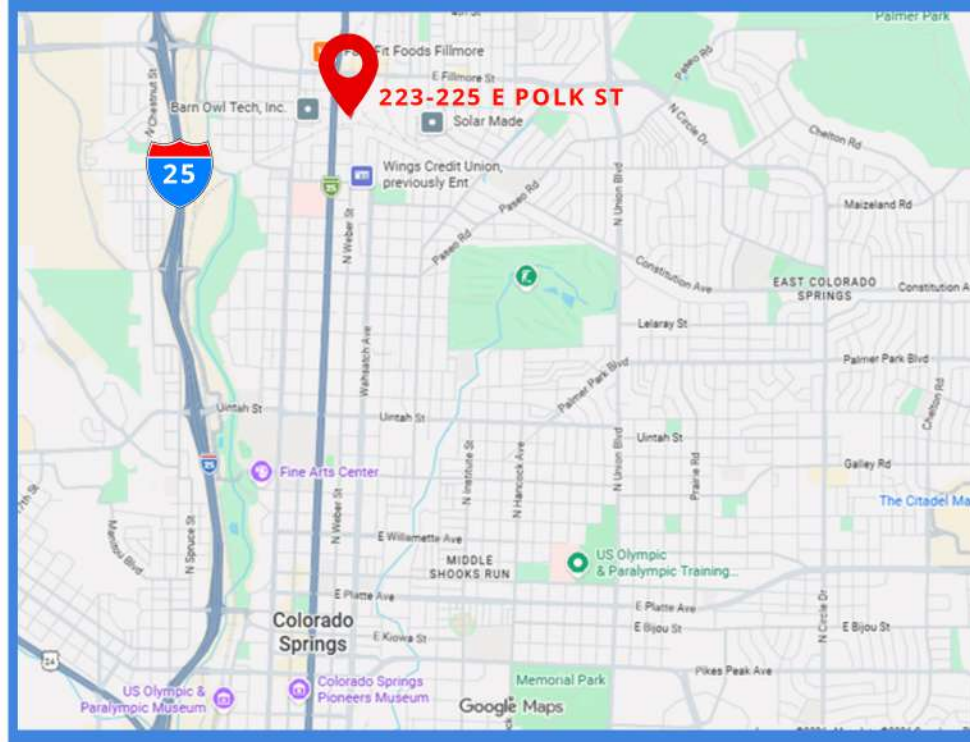
INDUSTRIAL FOR LEASE

223-225 E Polk Street
Colorado Springs, CO 80907

PROPERTY SPECIFICATIONS

-  **LOCATION:** 223-225 E Polk Street
Colorado Springs, CO 80907
-  **AVAILABLE SPACE:**
223 E Polk Stree, Unit A +/- 2,400 sf
-  **LEASE RATE:** \$12 /sf
Gross + Utilities
-  **DRIVE-IN DOORS:** 12' x 12'
CLEAR HEIGHT: 14' - 18'
POWER: 3-Phase Power
-  **ZONING:** MX-L

MAP



EXECUTIVE SUMMARY

223-225 E Polk Street offers ±2,400 SF of versatile industrial warehouse space for lease in one of Colorado Springs' established industrial corridors. The property is ideally suited for warehouse, distribution, contractor, light manufacturing, and service-based businesses seeking a functional space with efficient loading capabilities and reliable utility infrastructure. The property is currently marketed as industrial space for lease. The space features a 12' x 12' drive-in door, 14' to 18' clear heights, 3-phase power, and a highly functional layout designed to support efficient business operations in a prime central Colorado Springs industrial location.

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AERIAL



The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact



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