

INDUSTRIAL CONDO FOR LEASE



901 YUMA ST., UNIT H, COLORADO SPRINGS, CO 80909



PROPERTY OVERVIEW

Versatile 1,440 SF warehouse condo ideally suited for a small business, contractor, service company, or light industrial operation. Conveniently located in central Colorado Springs with easy access to major roadways, this functional space offers a combination of warehouse and office capabilities to support a variety of business needs.

Property features include overhead doors for efficient loading and unloading, a dedicated office area, private restroom, shop sink and onsite fenced parking - providing a practical, move-in-ready solution for businesses seeking a centrally located industrial/flex space.

OFFERING SUMMARY

AVAILABLE SF	1,440 SF
LEASE RATE	\$1850/mo.
LEASE STRUCTURE	GROSS
ZONING	MX-MP

BRYAN CORK
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 **STRATA**
PO Box 1415 | Colorado Springs, CO 80901
(719)535-0500 | StrataGrpCo.com

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Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Strata Group acting as Landlord's/ Seller's Agent: A Landlord's/Seller's agent works solely on behalf of the Landlord/Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

AFFORDABLE WAREHOUSE



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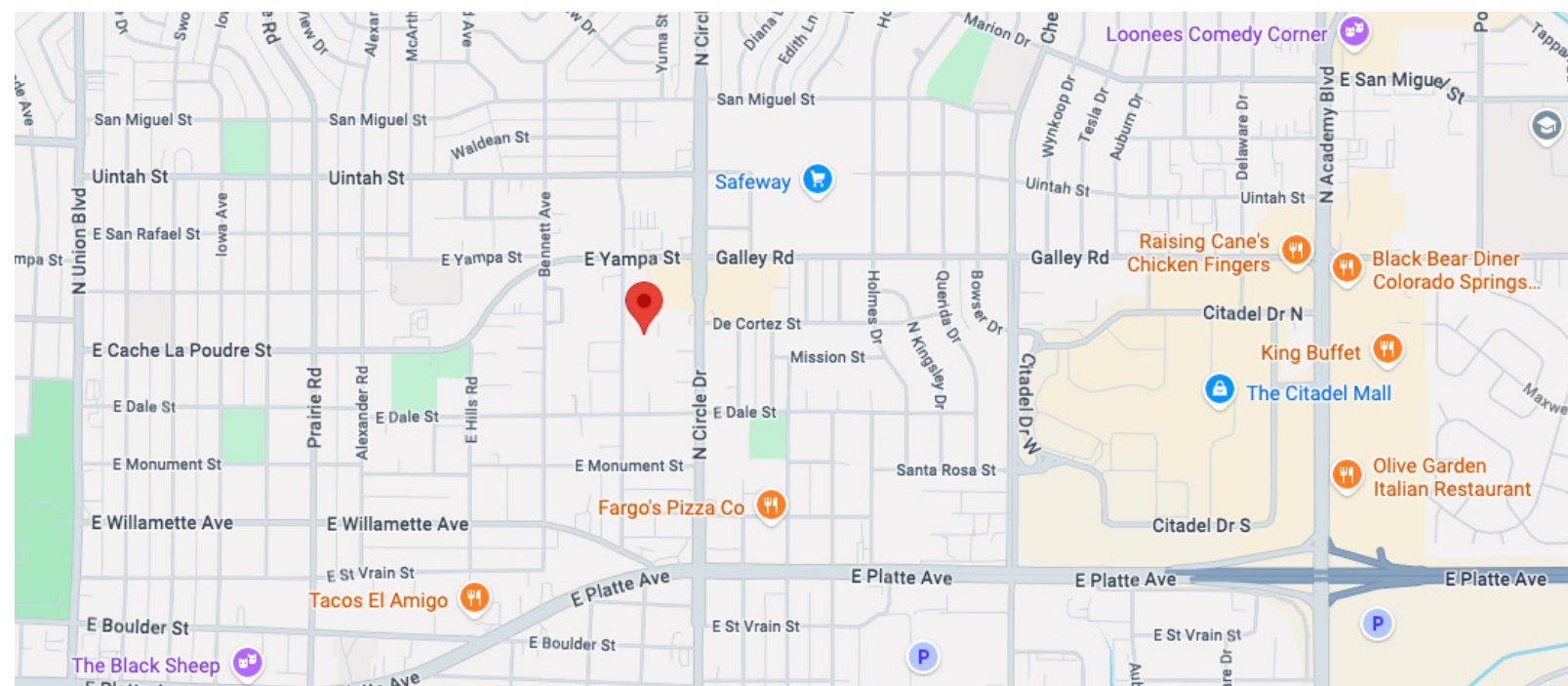
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