

INDUSTRIAL SPACE FOR LEASE

1210 S EL PASO ST

COLORADO SPRINGS, CO



PROPERTY SUMMARY

SPACE FOR LEASE:

5,000 SF \$19.00/SF MOD. GROSS

YEAR BUILT / RENOVATED:	1986
ZONING:	GI SS
PARKING:	3.0697ac Fenced Yard
OH DOORS:	3-Drive Ins (9-16')
CLEAR HEIGHT:	18'
POWER:	HEAVY

PROPERTY SUMMARY

Positioned in the urban core of Colorado Springs, this 5,000 SF industrial asset offers a functional warehouse layout complemented by multiple mezzanines, partitioned offices, a lobby area for customers, and over 3 acres of fully fenced outdoor storage. This property is ideal for contractors, fleet operators, or equipment-intensive users. Zoned heavy industrial (GI), the property supports a wide range of uses with permitted outdoor storage and ample yard capacity, providing a rare combination of building utility and scalable yard space in a central location

Caleb David

caleb@davidcommercial.com
719.345.5525 | davidcommercial.com

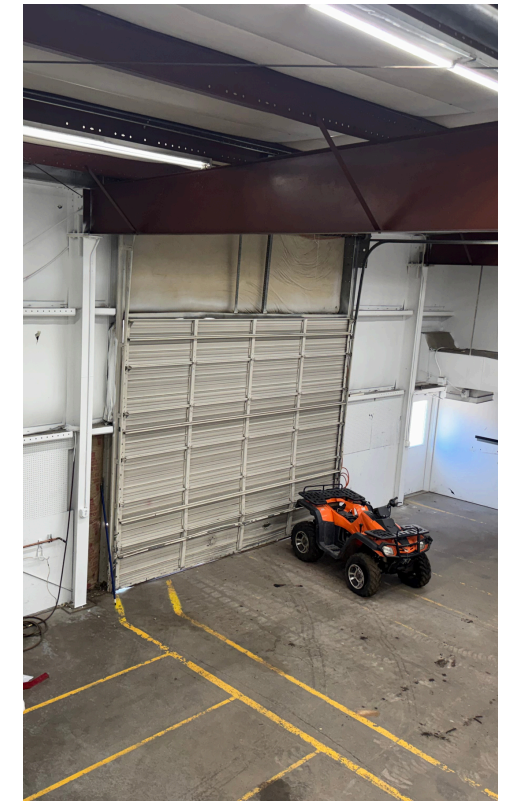
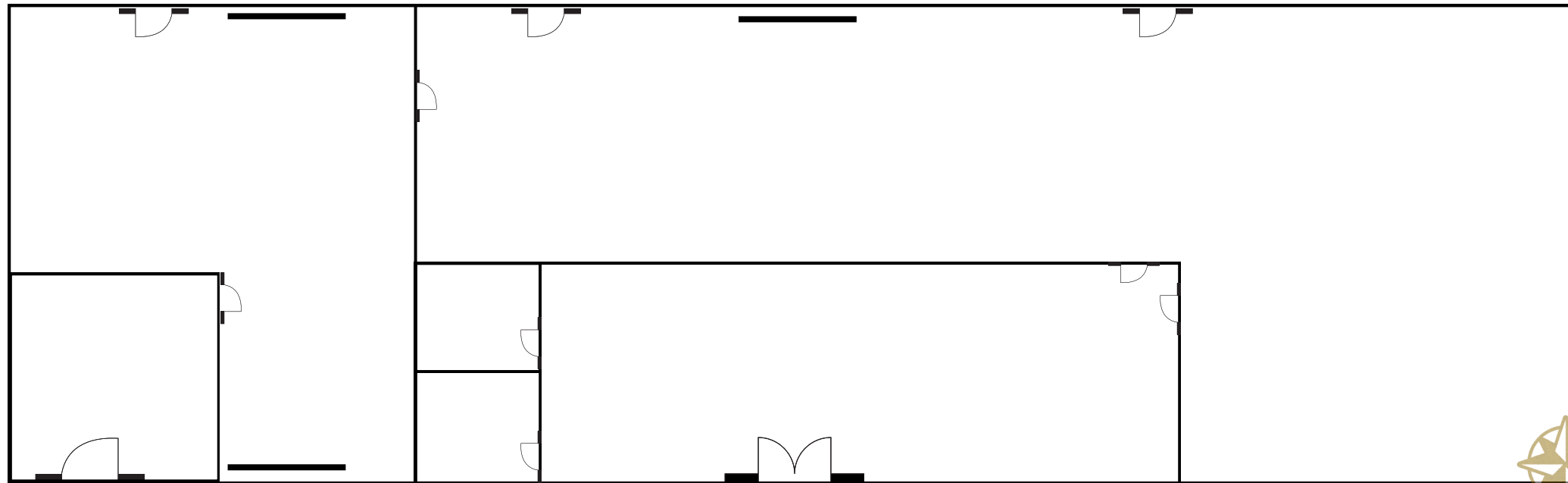
kw KELLERWILLIAMS.
PREMIER REALTY

david.
COMMERCIAL REAL ESTATE

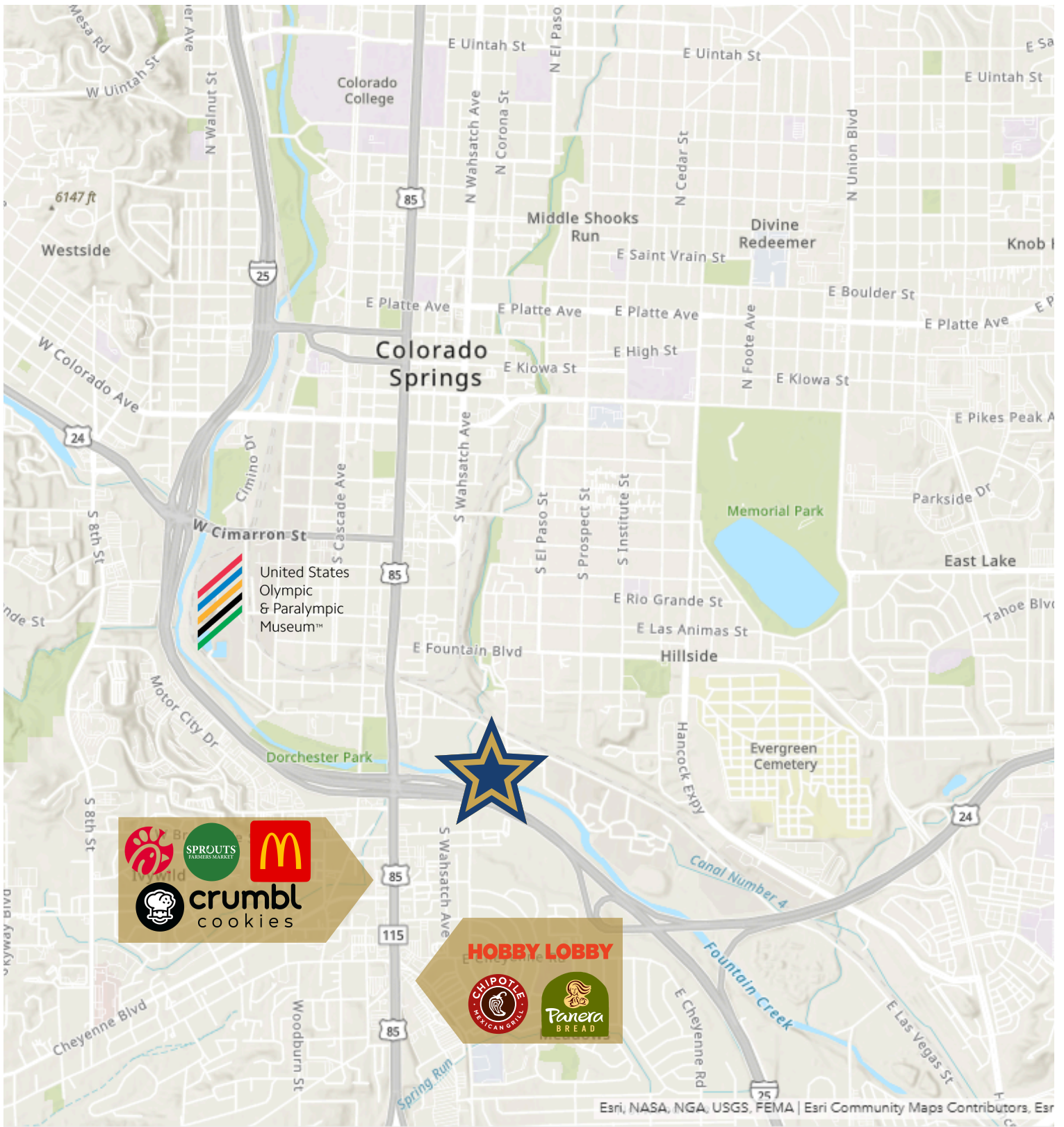
 **Craddock Commercial**
Real Estate LLC

Matt Craddock
matt@craddockcommercial.com
719.630.2233 | craddockcommercial.com

FLOOR PLAN | 1210 S El Paso



SURROUNDING AREA



**Craddock
Commercial**
Real Estate LLC

david.
COMMERCIAL REAL ESTATE

kw KELLERWILLIAMS
PREMIER REALTY

Matt Craddock and Caleb David
matt@craddockcommercial.com
caleb@davidcommercial.com

Confidentially & Disclaimer

The information contained in the preceding pages is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Craddock Commercial Real Estate, LLC, David Commercial Real Estate, or Keller Williams Premier Realty and should not be made available to any other person or entity without the written consent of Craddock Commercial Real Estate, LLC, David Commercial Real Estate, or Keller Williams Premier Realty. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Craddock Commercial Real Estate, LLC, David Commercial Real Estate, and Keller Williams Premier Realty have not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Craddock Commercial Real Estate, LLC, David Commercial Real Estate, or Keller Williams Premier Realty have not verified, and will not verify, any of the information contained herein, nor have Craddock Commercial Real Estate, LLC, David Commercial Real Estate, or Keller Williams Premier Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Non-Endorsement Notice

Craddock Commercial Real Estate, LLC, David Commercial Real Estate, or Keller Williams Premier Realty are not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Craddock Commercial Real Estate, LLC, David Commercial Real Estate, or Keller Williams Premier Realty, their affiliates or subsidiaries, or any agent, product, service, or commercial listing of Craddock Commercial Real Estate, LLC, David Commercial Real Estate, or Keller Williams Premier Realty, and is solely included for the purpose of providing tenant lessee information about this offering.



**Craddock
Commercial**
Real Estate LLC

david.
COMMERCIAL REAL ESTATE

kw KELLERWILLIAMS
PREMIER REALTY

Matt Craddock and Caleb David

matt@craddockcommercial.com

caleb@davidcommercial.com