

WAREHOUSE/SHOWROOM FOR SALE

TRENT PROPERTIES GROUP



WAREHOUSE/OFFICE

5,000 SF

+ SMALL YARD

PRICE

\$12 PSF + NNN

\$10 through 2026!

ZONING

MX-L

NNN

Est: \$3.25

2217 E BOULDER ST

COLORADO SPRINGS, CO 80909



This showroom/office/warehouse/yard has been thoughtfully upgraded with a new roof, insulation, electric, and lighting. It's turnkey for a business needing this ideal blend of spaces.

TRENT PROPERTIES GROUP

2115 W COLORADO AVE

COLORADO SPRINGS, CO 80904

TrentPropertiesGroup.com

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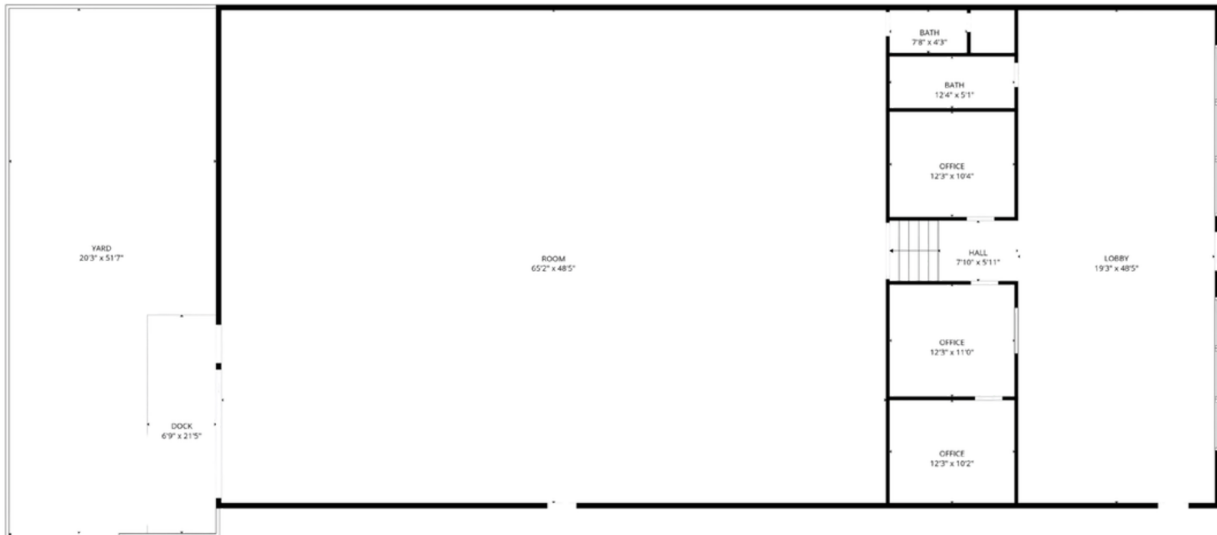


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WAREHOUSE/SHOWROOM + OFFICE AND YARD

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2217 E BOULDER ST
COLORADO SPRINGS, CO 80909



PERFECT BLEND OF SHOWROOM, OFFICE, WAREHOUSE

2217 E Boulder includes approximately 1,000 SF of well-lit showroom or bullpen office space at the front of the building with an ADA bathroom.

Then there are three hard-walled offices, and more than 3,000 SF of warehouse with 12' ceilings (10'8" to beams) and a second bathroom.

The dock high door at the rear of the building flows into a small enclosed yard.

Landlord has a plan to replace the dock-high with a drive-in and interior ramp if Tenant needs.



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