

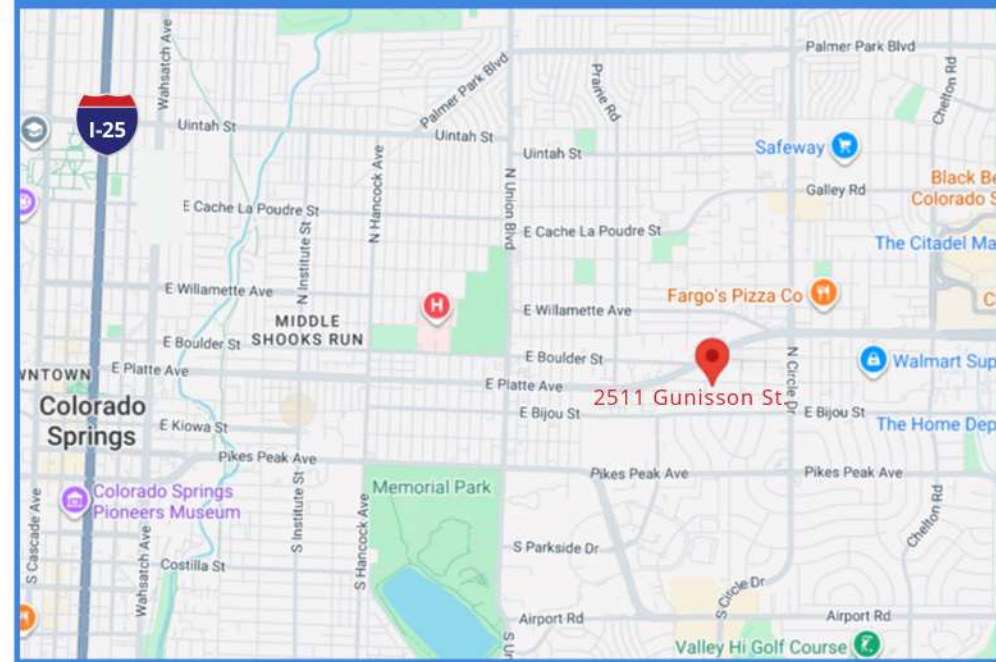
INDUSTRIAL SPACE FOR LEASE

2511 Gunnison Street
Colorado Springs, CO 80909

PROPERTY SPECIFICATIONS

-  **LOCATION:** 2511 Gunnison Street
Colorado Springs, CO 80909
-  **AVAILABLE SPACES:** +/- 1,250 SF
(25' wide x 50' deep)
-  **LEASE RATE:** \$1,699 /mo + Gas & Electric
- SECURITY DEPOSIT:** \$1,500
-  **ACCESSIBILITY:** Central Colorado Springs location with easy access to Platte Ave, Powers Blvd, and I-25.
-  **CEILING CLEARANCE:** +/- 16'
- OVERHEAD ROLL-UP DOOR HEIGHT:** +/- 14'
- POWER:** 100 amps
- ZONING:** MX-L (Formerly C-6)

MAP



EXECUTIVE SUMMARY

Versatile 1,250 SF industrial bay located in central Colorado Springs near Platte Avenue and Circle Drive, approximately five minutes from downtown. The 25' x 50' space features a 14' overhead roll-up door, 16' clear ceiling height, 100-amp electrical service, natural gas heat, and a private restroom. With convenient access and MX-L zoning, the property is well suited for contractors, equipment repair, warehouse storage, fabrication, light manufacturing, vehicle storage, or other small-business operations, subject to approval.

JASON CASTRO
President



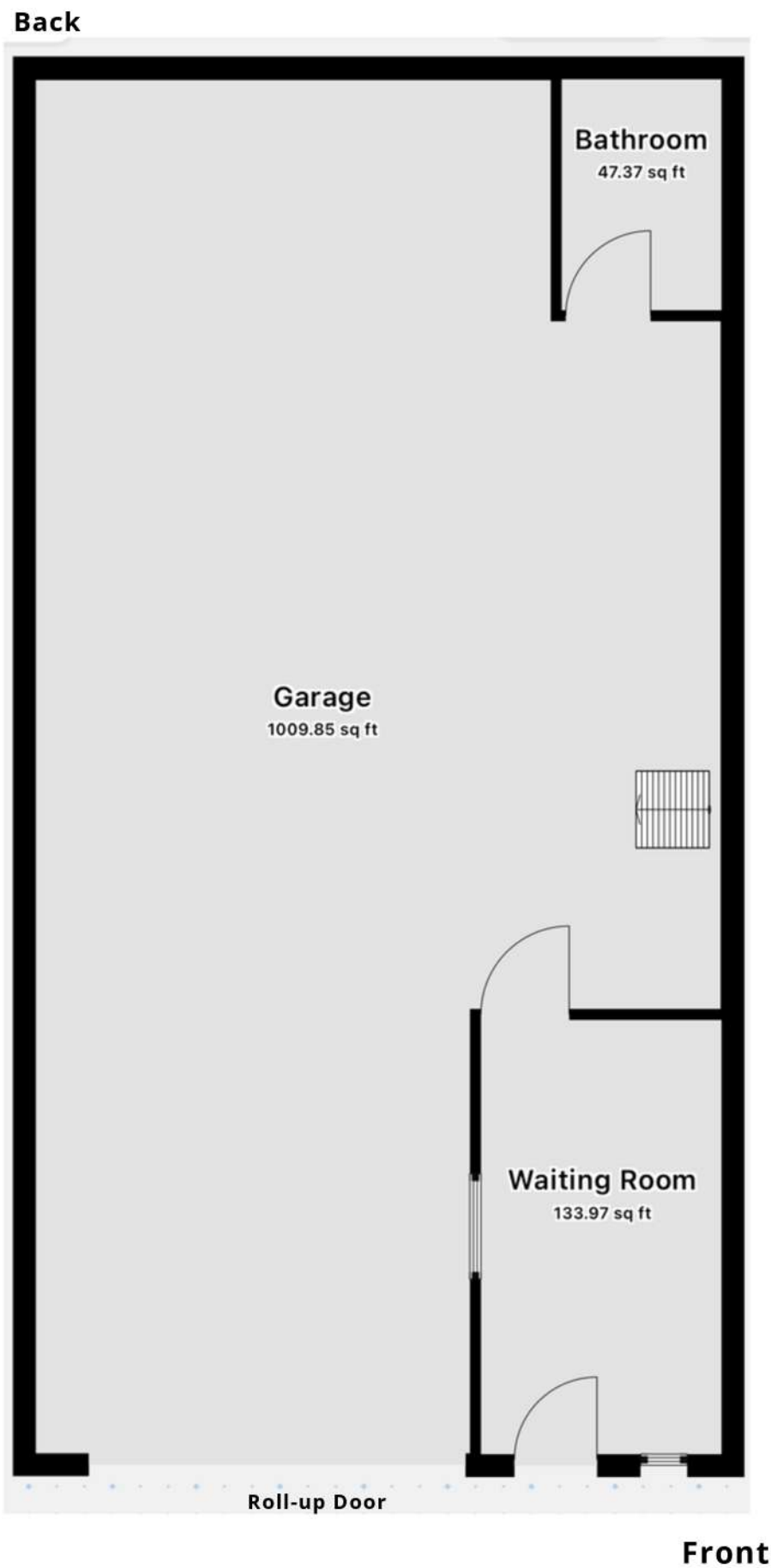
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719.759.9935

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FLOOR PLAN

2511 Gunnison St
+/- 1,250 SF



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



2727 N. Cascade Avenue,
Suite 127, Colorado Springs, CO 80907

719.227.9987

www.peakcp.net

Peak Commercial Properties believes information contained herein, while not guaranteed, is from sources they believe reliable. * Price, terms, and information are subject to change without notice.

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2511 Gunnison Street
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PHOTOS

EXTERIOR VIEW



ROLL-UP DOOR



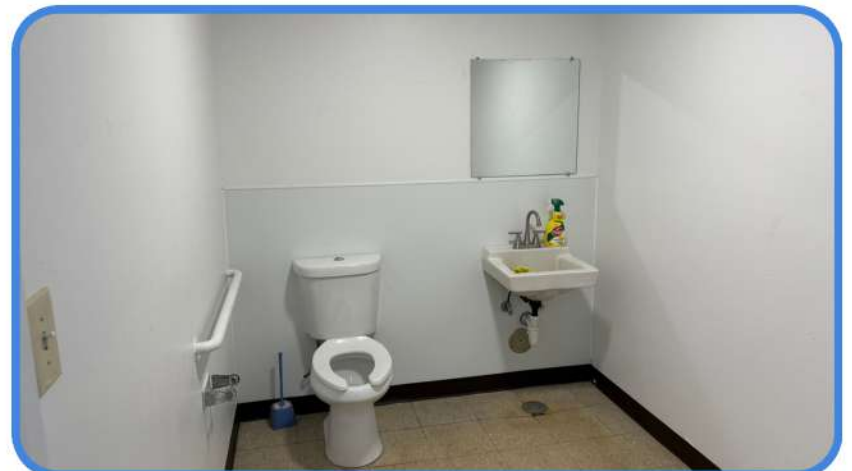
GARAGE AREA



WAITING ROOM/ RECEPTION



BATHROOM



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