



INDUSTRIAL FOR LEASE

2208-2222 E Boulder Street
Colorado Springs, CO 80909

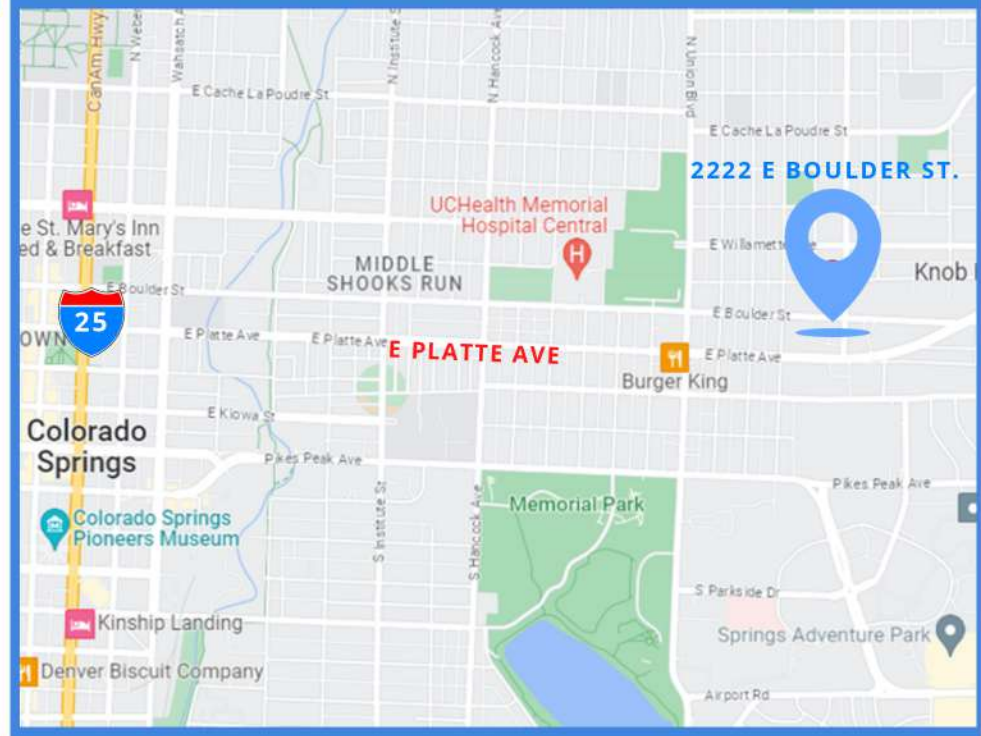
PROPERTY SPECIFICATIONS

	LOCATION:	2208-2222 E Boulder St. Colorado Springs, CO 80909
	BUILDING SIZE:	+/- 5,737 SF
	FENCED VACANT LOT:	+/- 0.50 ac
	LOCATED NEXT DOOR	
	FENCE GATE:	2 (24' and 36' Wide)
	LEASE RATE:	Contact Broker
	CLEAR HEIGHT:	8' - 13'
	GRADE LEVEL DOORS:	3
	ZONING:	MX-L (Previously C-6)

EXECUTIVE SUMMARY

Rare industrial opportunity featuring a $\pm 5,737$ SF warehouse/industrial building with three (3) drive-in doors, 13-foot clear heights, and an adjacent ± 0.50 ac fenced yard. Ideal for contractors, fleet operators, equipment storage, automotive users, light manufacturing, warehousing, and service-related businesses. Centrally located with excellent access to Platte Avenue, Union Boulevard, Airport Road, and Downtown Colorado Springs. Flexible MX-L zoning supports a variety of industrial and commercial uses.

MAP



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President



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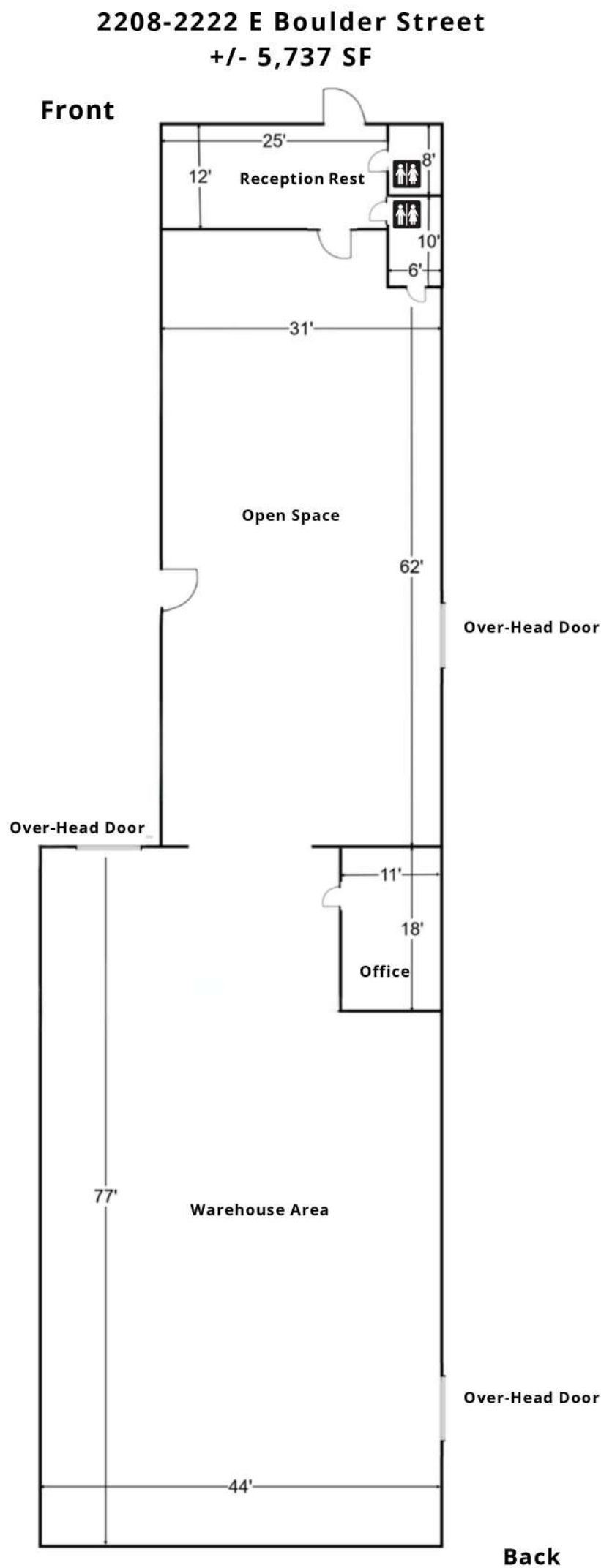
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FLOOR PLAN



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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PHOTOS

EXTERIOR



VACANT FENCED LOT



RECEPTION



WAREHOUSE



WAREHOUSE-1 WITH OFFICE



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