

# INDUSTRIAL PROPERTY



FOR SALE

845 MORENO AVENUE  
COLORADO SPRINGS, CO 80905



**COLE UNDERWOOD**

Broker Associate

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4272 Promenade Drive Suite 100  
Colorado Springs, CO 80920

# PROPERTY INFORMATION

Sale Price:	\$1,375,000.00
Building Area:	6,096 SF
Land Area:	37,939 SF
Zoning:	MX-L
Class:	C
Year Built:	1981
Overhead Doors:	7
Parking:	20 Spaces/3.28 Ratio

# PROPERTY DESCRIPTION

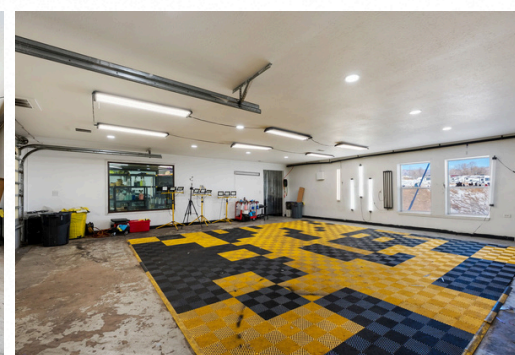
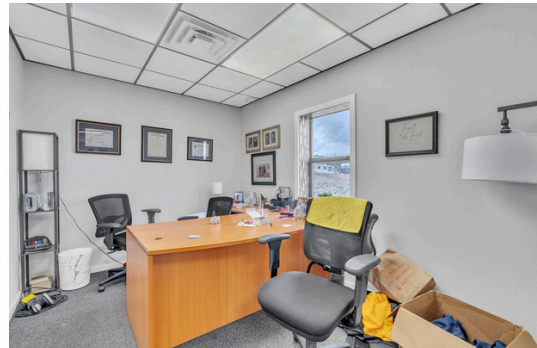
Great building near Motor City! Seven overhead drive in doors (4) 10X10, (1) 10X12, (1) 8X10, & (1) 6X16 and fenced in storage yard. Nicely finished office space on the main level and partial basement would be great for storage. Main level consists of reception area, three offices, and a kitchenette. The rest of the space is warehouse area.

# PROPERTY HIGHLIGHTS

- 5,000 SF of Garage/Warehouse Space & 3 Offices on Main Level
- Fully Fenced
- Approximately 1,000 SF of Storage or Potential Office Space in Basement
- Visibility from 8<sup>th</sup> Street



# PROPERTY PHOTOS



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