

INDUSTRIAL BUILDING FOR SALE / LEASE

1435 Paonia St. 
Colorado Springs, CO 80915

PAONIA ST



PROPERTY SUMMARY

1435 Paonia St presents a rare opportunity to acquire a functional warehouse and a stand-alone office building on over an acre of industrial zoned land in Colorado Springs. The property offers a versatile layout with a combination of +/- 4,000 Square Feet of warehouse space, 1,500+ SF office building, and expansive yard area suited for a variety of industrial and service-oriented users.



BUILDING SIZE

Office Building ±1,524 SqFt
Warehouse Building ±4,000 SqFt
Construction Trailer ±500 SqFt



YEAR BUILT

1980



LAND SIZE

1.11 Acres (48,351 SF)



ZONING

I-2



SALE PRICE



\$1,650,000



LEASE RATE

Contact Broker

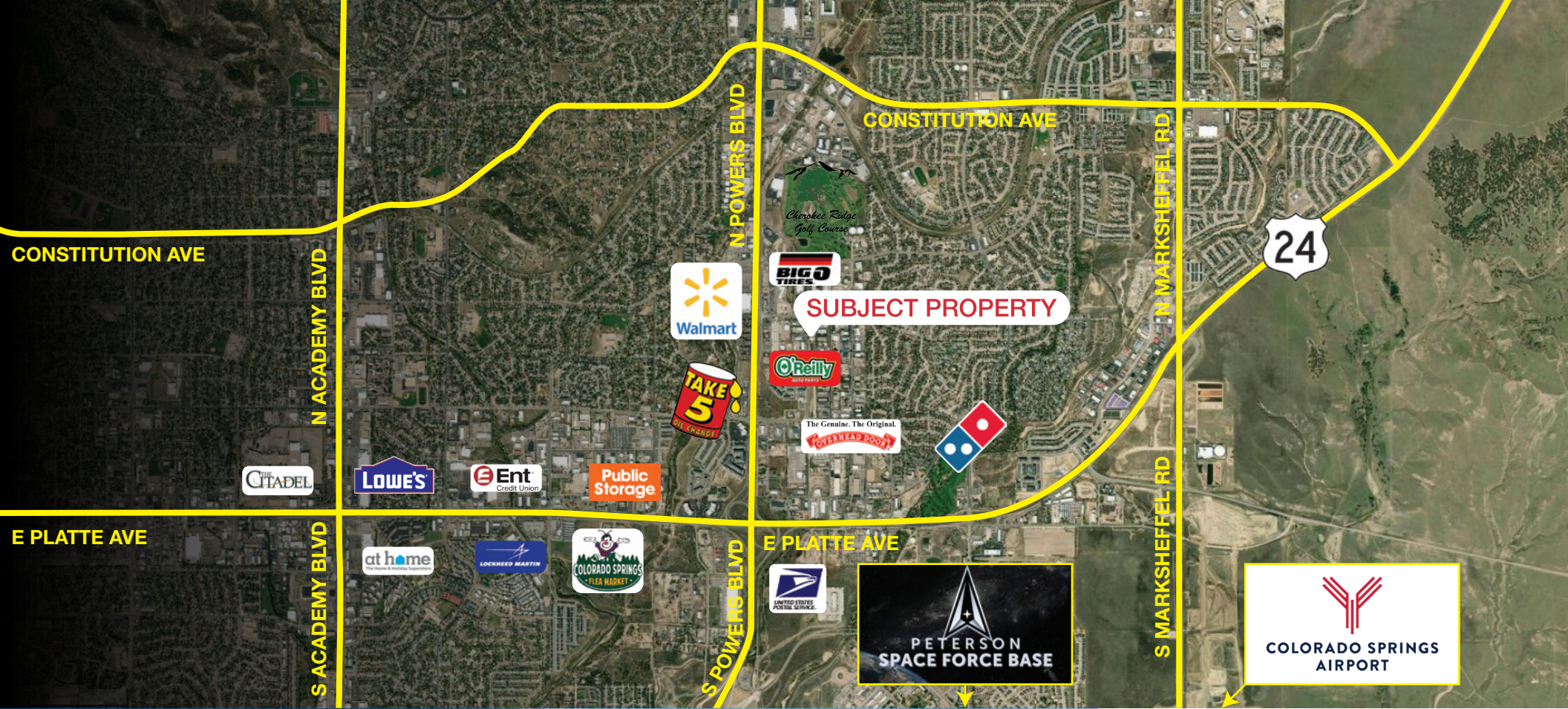
Michael Suggs | **Principal**

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John Benson | **Broker**

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 benson@highlandcommercial.com



NAIHighland



DRIVE TIMES

I-25	20 min
Downtown COS	16 min
Denver Airport	1 hr 17 min

NAI Highland

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-  719.577.0044
-  www.highlandcommercial.com

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