



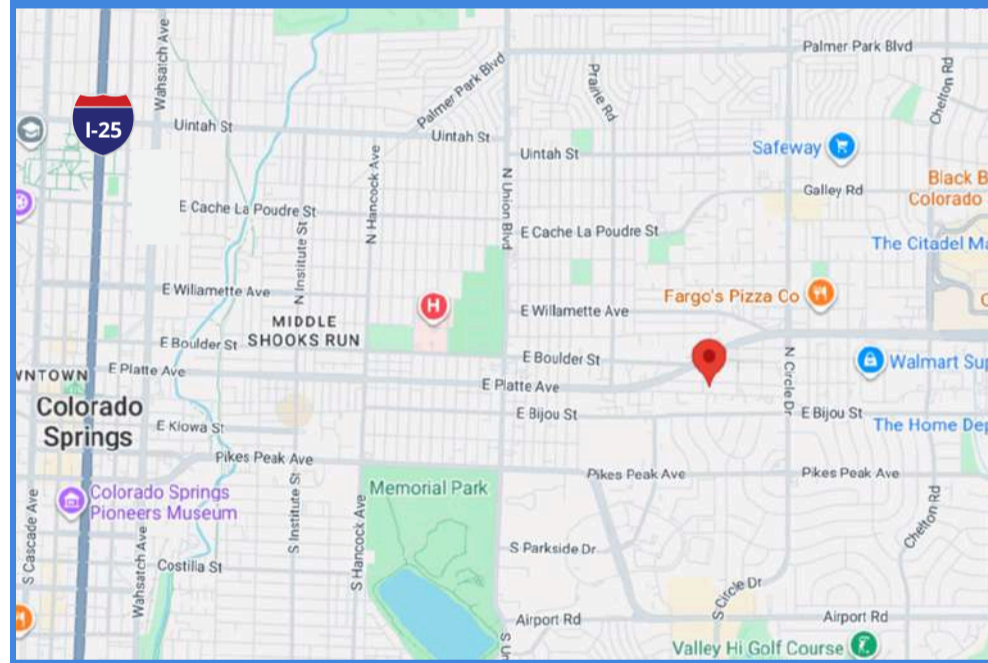
INDUSTRIAL SPACE FOR LEASE

2507 Gunnison Street
Colorado Springs, CO 80909

PROPERTY SPECIFICATIONS

-  **LOCATION:** 2507 Gunnison Street
Colorado Springs, CO 80909
-  **AVAILABLE SPACES:** +/- 1,250 SF
-  **LEASE RATE:** \$16/SF
Modified Gross
-  **ACCESSIBILITY:** Central Colorado Springs location with easy access to Platte Ave, Powers Blvd, and I-25.
-  **CEILING CLEARANCE:** +/- 16'
- ROLL-UP DOOR HEIGHT:** +/- 14'
- ZONING:** MX-L (Formerly C-6)

MAP



EXECUTIVE SUMMARY

Strategically located in the central Colorado Springs industrial corridor, 2507 Gunnison St. offers a functional +/-1,250 SF industrial building ideal for warehouse, automotive, contractor, service, or light industrial users. The property features a 14' roll-up door, 16' clear ceilings with small office, restroom, and gas heat, providing a practical layout for a variety of operational needs. Situated between Gunnison Street and Platte Place near the high-traffic Platte Avenue corridor, the location offers excellent accessibility to major transportation routes including Union Blvd, Circle Dr, Powers Blvd, and I-25. Positioned within strong surrounding business activity, the property benefits from convenient employee access, nearby retail amenities, and efficient connectivity throughout Colorado Springs and surrounding markets.

JASON CASTRO
President



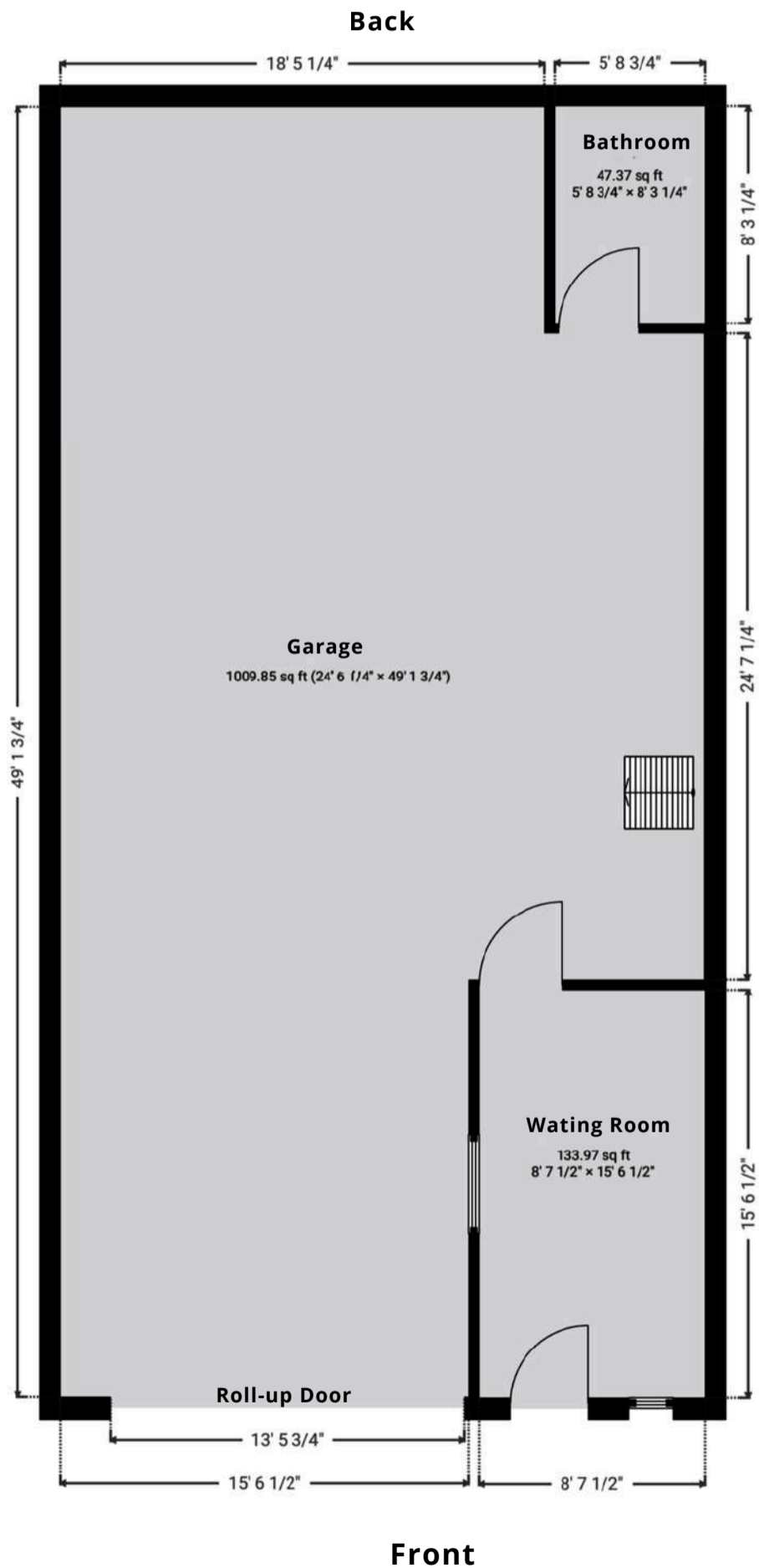
jason@peakcp.net
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FLOOR PLAN

2507 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

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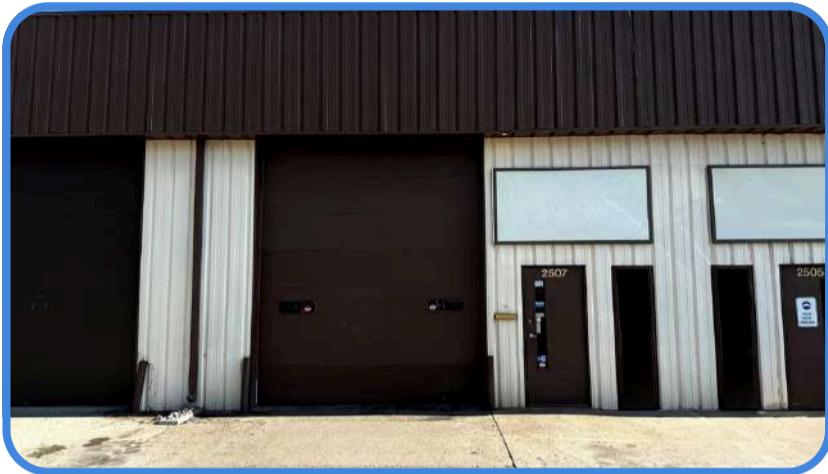
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PHOTOS

EXTERIOR VIEW



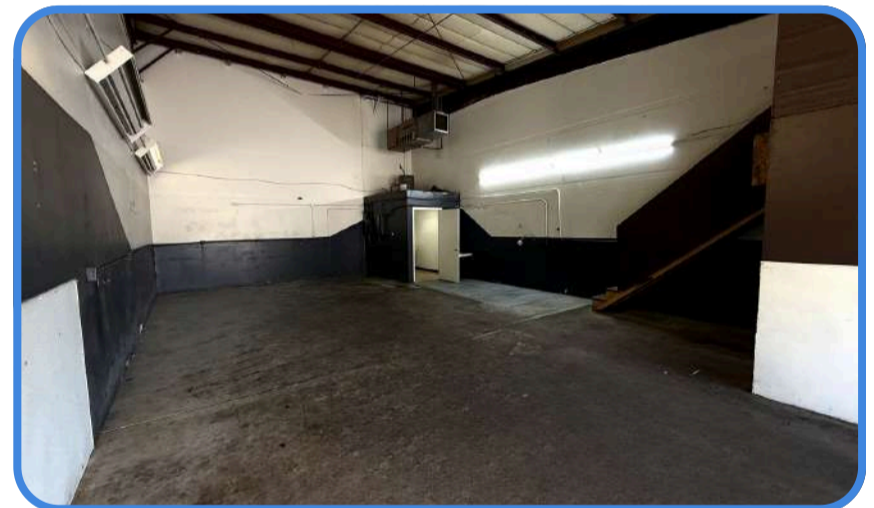
ROLL-UP DOOR



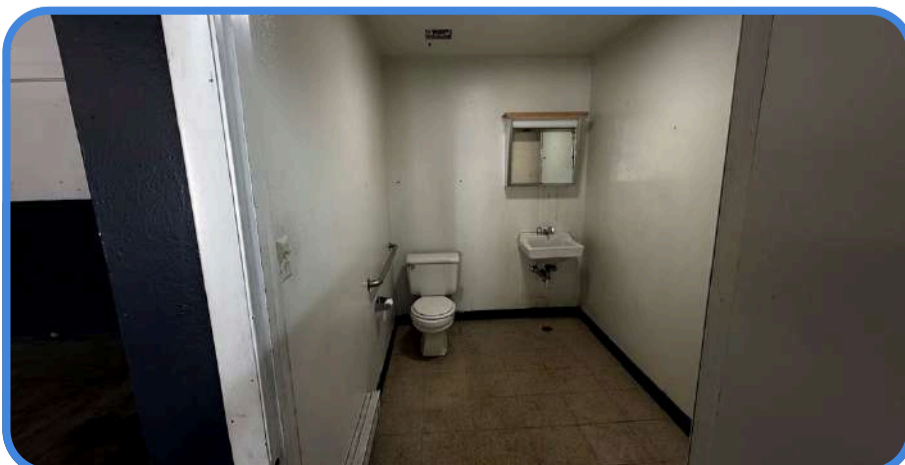
WAITING ROOM/ RECEPTION



GARAGE



BATHROOM



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