



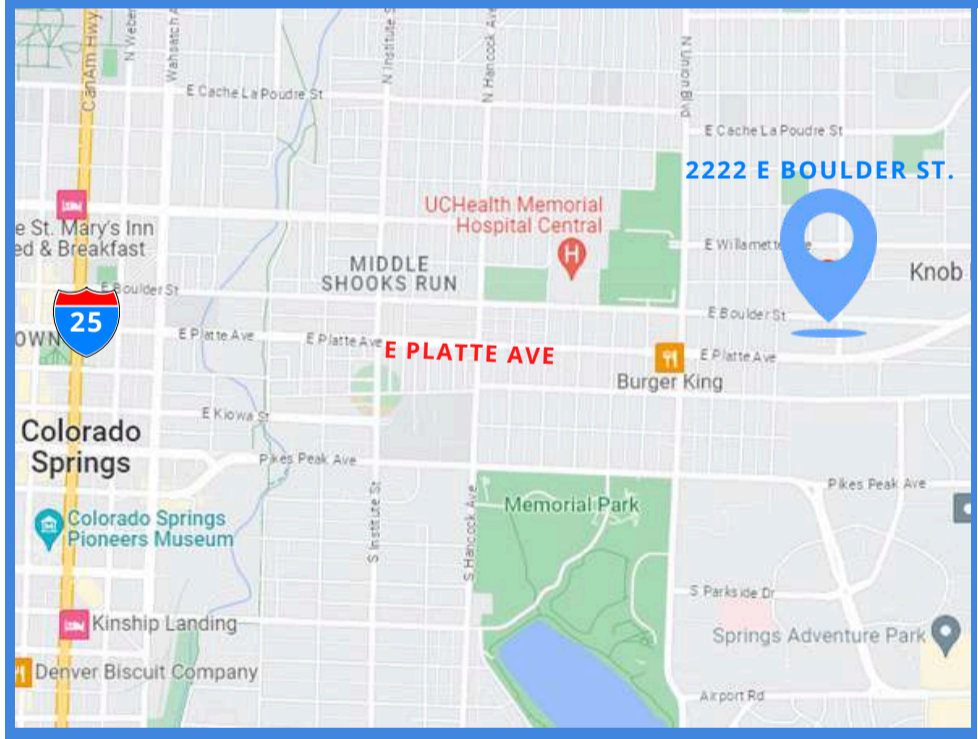
INDUSTRIAL FOR LEASE

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
- 
LEASE RATE: Contact Broker
- 
CLEAR HEIGHT: 8' - 13'
GRADE LEVEL DOORS: 3
- 
ZONING: MX-L (Previously C-6)

MAP



EXECUTIVE SUMMARY

Rare industrial opportunity featuring a ±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.

JASON CASTRO
President



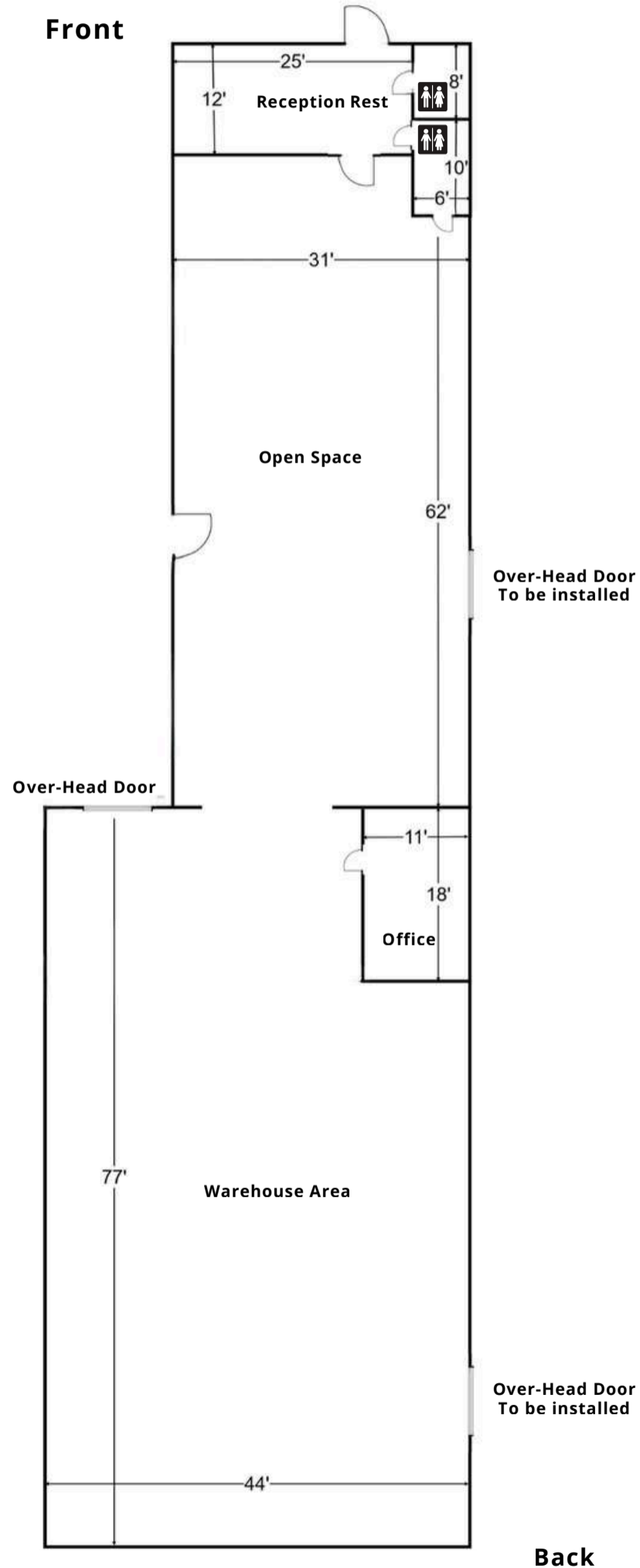
jason@peakcp.net
719.227.9987

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FLOOR PLAN

2208-2222 E Boulder Street
+/- 5,737 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

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PHOTOS

EXTERIOR



VACANT LOT TO BE FENCED



RECEPTION



WAREHOUSE



WAREHOUSE-1 WITH OFFICE



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