



1415 Selix Grv

1415 Selix Grv, Colorado Springs, CO 80915



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HomeSmart

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1415 Selix Grv

\$1,685,000

1415 Selix Grove offers a flexible +/- 5,000 Square Foot Facility on .47 Acres. Fenced/Gated and Secured with 2 Private Office, Open Lobby, 2 Bathrooms and Break Room Kitchen. The building combines 4,000 Square Feet of Warehouse, 1,000 Square Feet of Office and a 400 Square foot bonus Mezzanine. The Facility is zoned for Commercial and Industrial use, making it useable for an owner/operator or investor looking to add to portfolio and lease. The highly desirable Claremont Business Park offers convenient access to Highway 24, Powers Road and I-25 making this easy for distribution. The property's quality and custom interior is both professional and functional. Owner is Broker and Lease Holder....

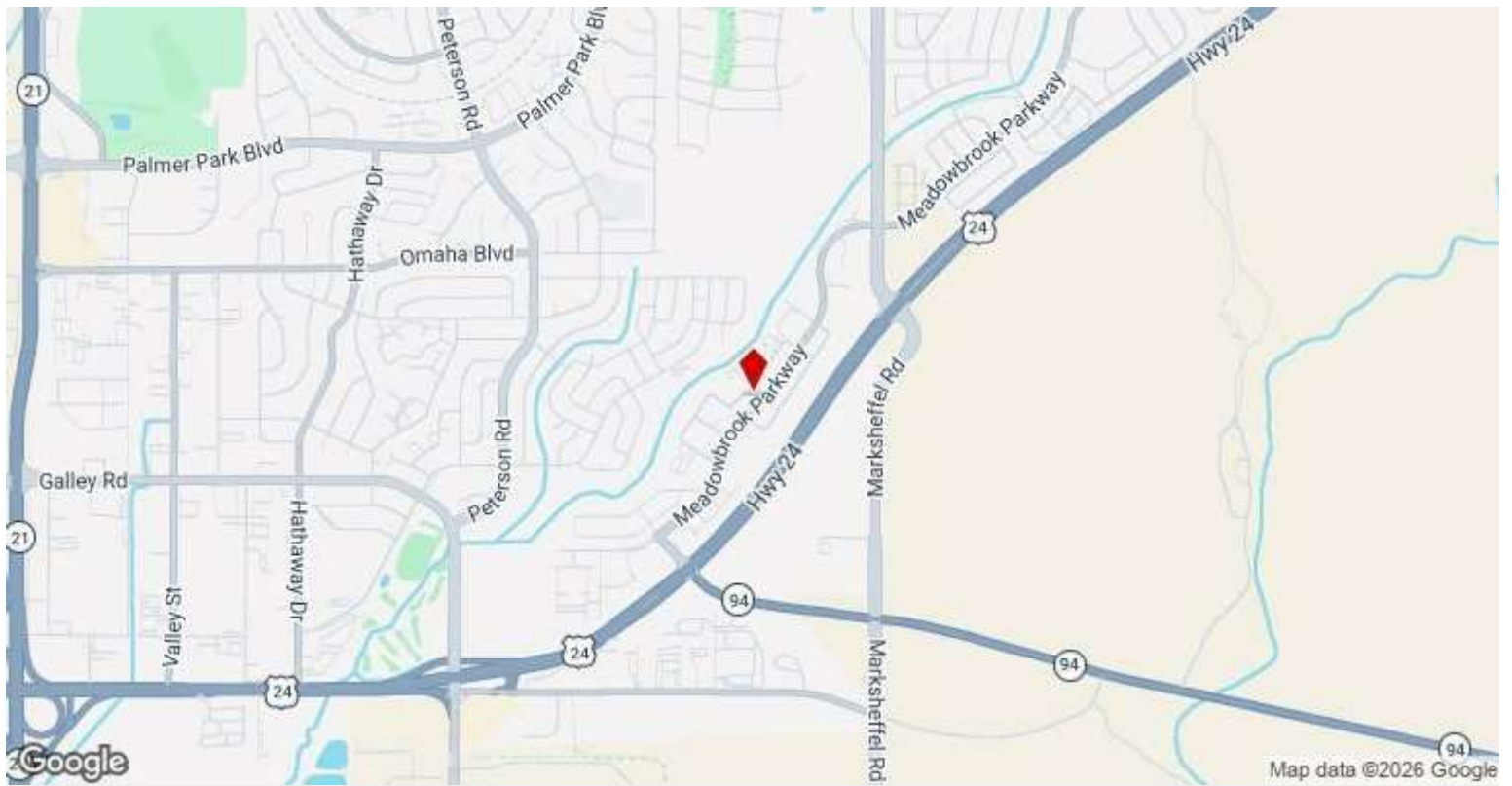
- Industrial/Flex Warehouse/Office with Secured and Fenced Yard
- Easy Access to Highway 24 and I-25
- 2 Private Offices with Open Lobby
- 1k Sqaure Foot Office, 4K Square Foot Free Span Warehouse and Bonus 400 Square Foot Mezanine



Price:	\$1,685,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.47 AC
Gross Building Area:	5,000 SF
Rentable Building Area:	5,000 SF
No. Stories:	1
Year Built:	2017
Tenancy:	Single
Parking Ratio:	0.6/1,000 SF
Clear Ceiling Height:	20 FT
No. Drive In / Grade-Level Doors:	2
Zoning Description:	CS

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Big Air Jumpers	-	



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Property Photos



Bay Door and Secured Gate

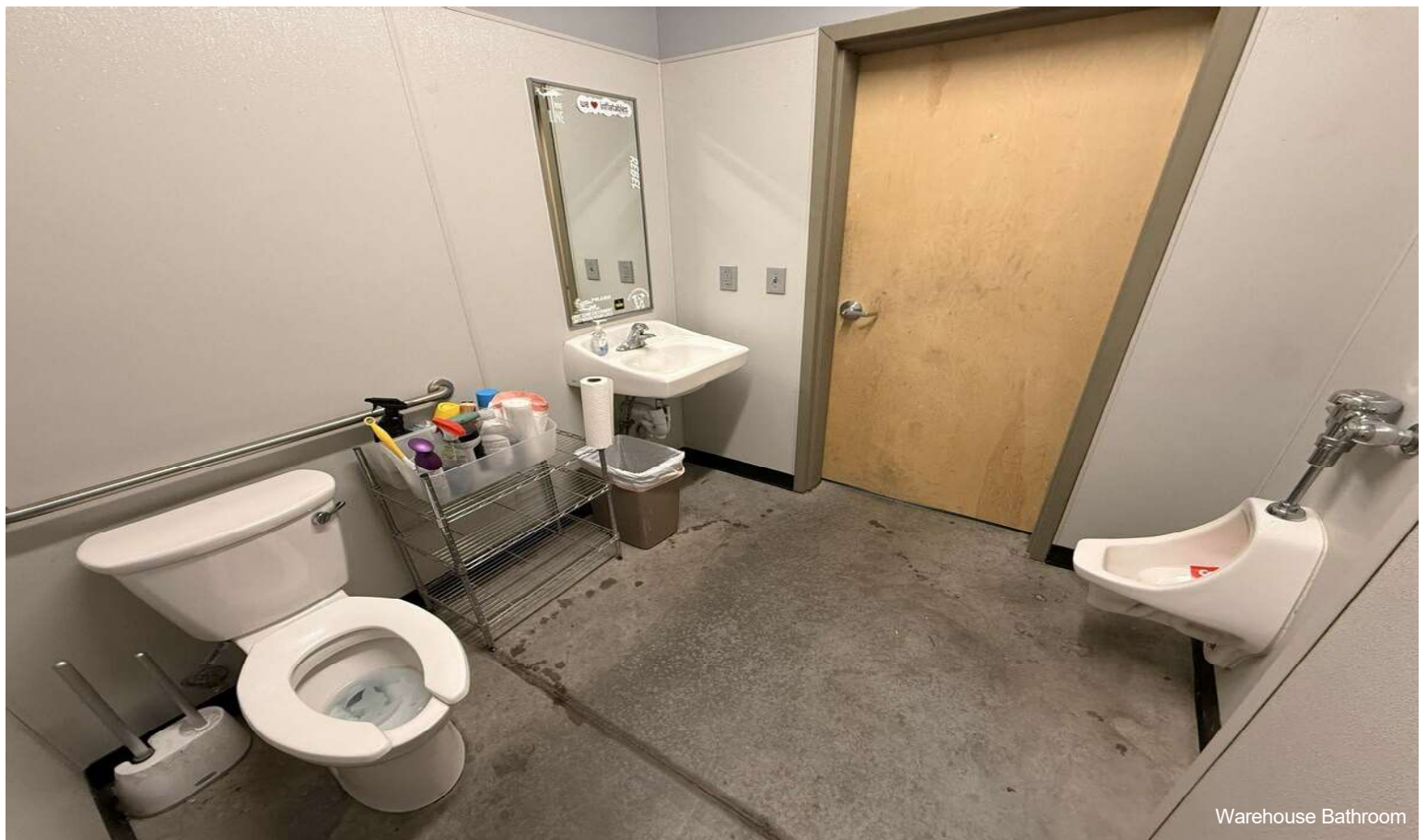


Private Office 1

Property Photos



Property Photos



Property Photos



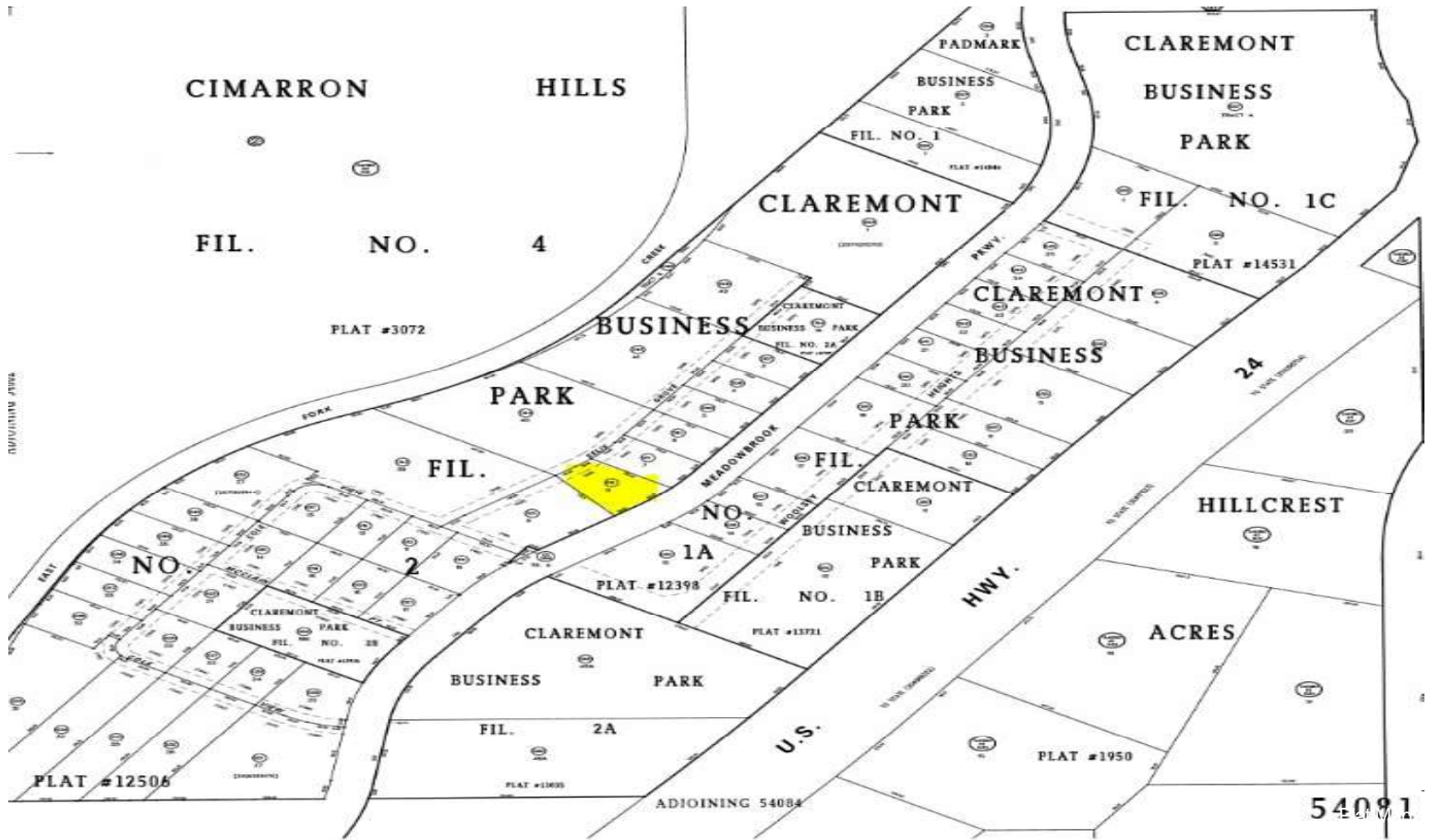
Property Photos



Property Photos



Property Photos



Building Photo

Property Photos



Property Photos



Building Photo