

# FOR LEASE OR SALE



**3525 North Cascade Avenue, Colorado Springs, CO 80907**

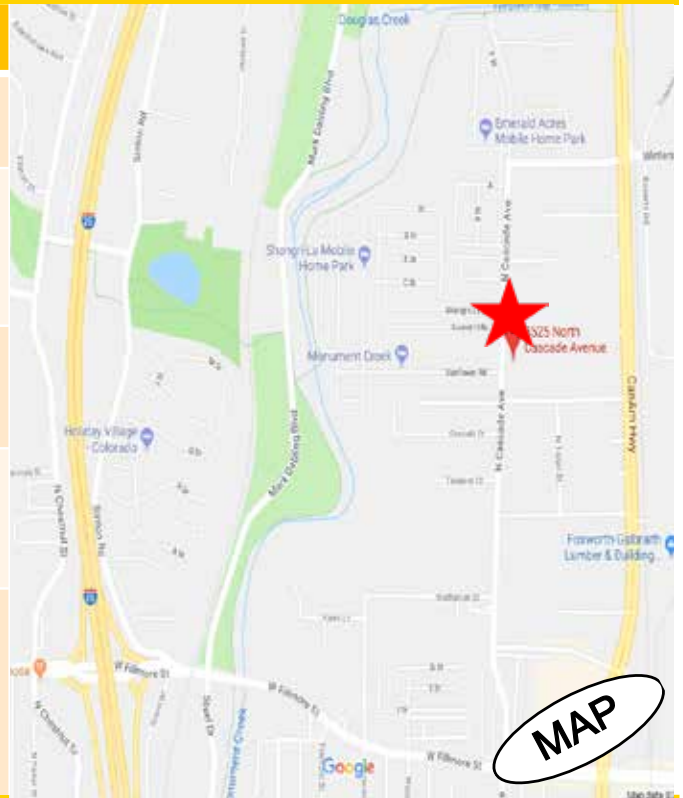


**SELLER IS OPEN TO LEASING BACK A PORTION OF THE BUILDING OR VACATING THE BUILDING ENTIRELY.**

## CENTRAL INDUSTRIAL BUILDING FOR SALE

### Property Specifications

	Location: North of Fillmore on the north-east corner of Cascade and Chambers
	Total Building: 21,250 SF <b>Available: 7,000 SF</b> (Only paying on 6,000 SF for access to Loading Dock) to entire bldg. Site: +/- 1.17 Acres
	Zoning: M1 (Light Industrial) Ceiling Height: 12' to 19' Power: 800 Amps – 220 Volt – 110 V
	Sale Price: \$2,125,000 Lease Rate: \$8.00 PSF, NNN
	Loading: Two dock high doors 10' x 10' One Drive-In Door  Fenced Yard Building is Fully Sprinklered



**MAP**

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