

FOR LEASE



140 East Garden of the Gods Road, Colorado Springs, CO 80907



HIGHLIGHTS

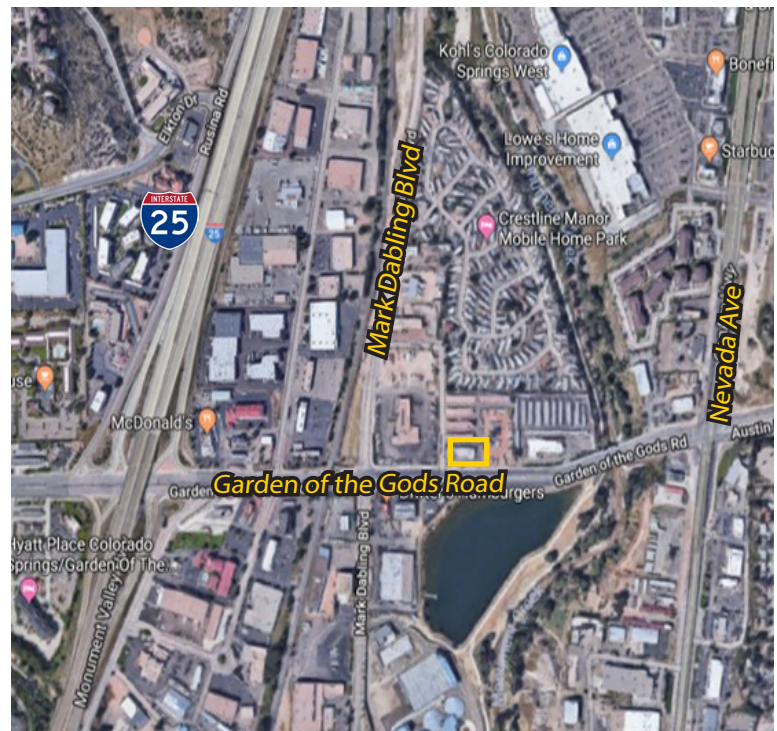
- Prime retail/warehouse on Garden of the Gods Road
- One (1) drive-in door
- Building and monument signage available
- Skylights and high ceilings
- Central location and easy access

LEASING INCENTIVE:

One (1) Month of Free Rent for Every Year of Lease Term

HIGH TRAFFIC & EXCELLENT VISIBILITY

Property Specifications	
	Location: On Garden of the Gods Road west of Nevada and east of I-25
	Space Available: <ul style="list-style-type: none">• 1,450 SF @ \$1,800/mo plus utilities• 2,200 SF @ \$2,750 /mo plus utilities
	Zoning: M-1 (Light Industrial) Ceiling Height: 12'
	Vehicles per Day: <ul style="list-style-type: none">• West Garden of the Gods: 46,873 vpd• East Garden of the Gods: 46,900 vpd



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