

# 2629 FREMONT DRIVE



## RETAIL/WAREHOUSE FREESTANDING BUILDING FOR LEASE

### 2629 FREMONT DRIVE CAÑON CITY, CO 81212

#### PROPERTY OVERVIEW

- Current use: warehouse
- Property has excellent potential for a variety of uses including warehouse or conversion to a retail use
- High traffic location on Hwy 50 in Cañon City
- Excellent visibility
- Fenced parking
- Two (2) 12'x16' drive-in doors
- Ceiling height 18'
- Availability – 4<sup>th</sup> Quarter 2022

PROPERTY TYPE	Warehouse
LAND TOTAL	±1.62 AC
BUILDING GLA	± 9,000 SF
YEAR CONSTRUCTED	1962
COUNTY ZONING	GC ( <i>General Commercial</i> )
ASKING LEASE RATE	\$12.00 NNN

**MARY FRANCES COWAN, CCIM | 719.228.3606**  
Senior Broker [mcowan@quantumcommercial.com](mailto:mcowan@quantumcommercial.com)

**RUSSELL STROUD, CCIM | 719.228.3619**  
Senior Broker [rstroud@quantumcommercial.com](mailto:rstroud@quantumcommercial.com)



# 2629 FREMONT DRIVE

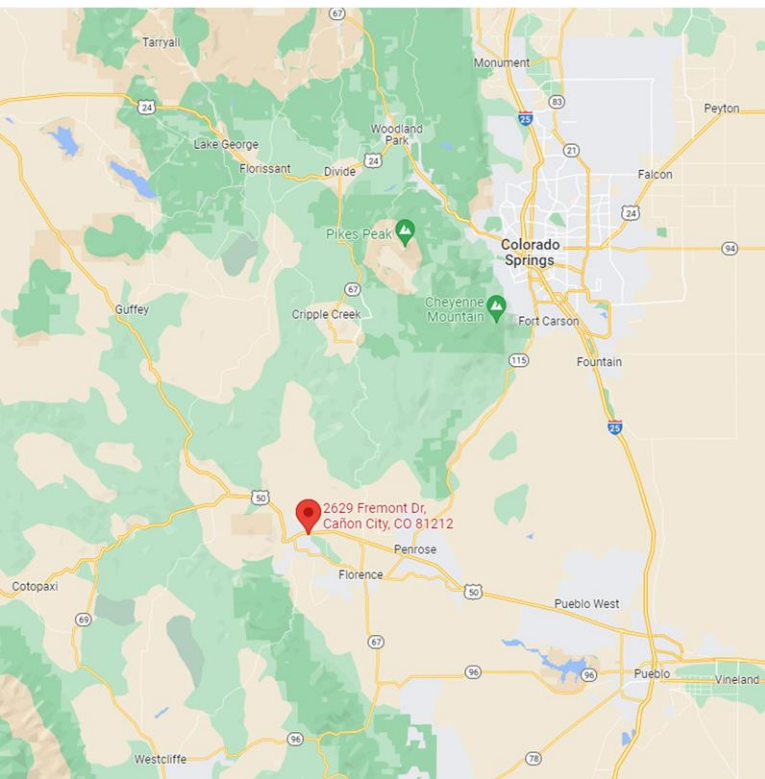
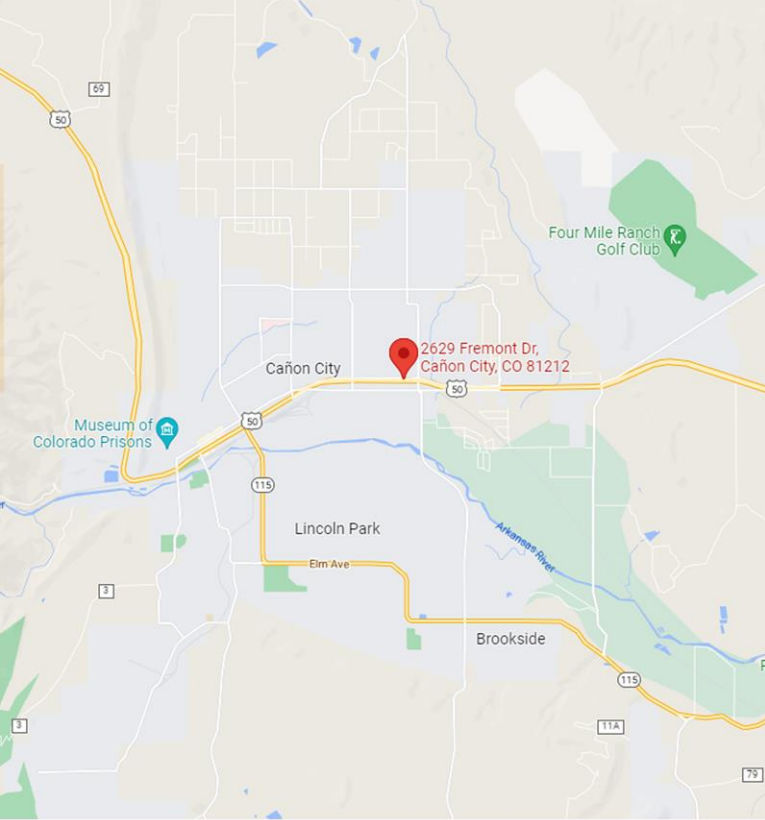
- Two (2) 12'x16' drive-in doors

- 18' clear height

CAÑON CITY, CO







**QUANTUM COMMERCIAL GROUP, INC COMMERCIAL REAL ESTATE SOLUTIONS**  
101 N Cascade Avenue, Suite 200 | Colorado Springs, CO 80903  
719.590.1717 main | 719.634.0404 fax | [www.quantumcommercial.com](http://www.quantumcommercial.com)

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE, HOWEVER, QUANTUM COMMERCIAL GROUP INC MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, CHANGES OF PRICE OR CONDITIONS PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE