

# Industrial for Sale

2702 North Nevada Avenue, Colorado Springs, CO 80907



## Great Owner/User Opportunity

### Property Specifications



Location: Just south of Fillmore Street and on the west side of North Nevada Avenue



Building Size: 1,932 SF  
Lot Size: +/- 17,135 SF



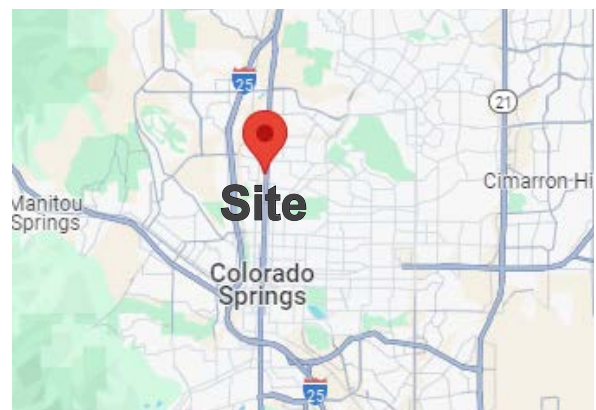
- Zoning: C-5
- Three (3) drive-in doors
- Fenced yard
- Mostly warehouse



Asking Price: \$675,000

### Highlights:

- Large industrial lot
- Standalone industrial building
- Very flexible zoning
- Fenced lot
- Close to I-25
- Central to Colorado Springs
- Monument sign
- Next to bike path



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