



FOR SALE / LEASE

**18955 Beacon Lite Road,
Monument, CO 80132**

5 Acres + 5,280 SF

INDUSTRIAL FOR SALE OR LEASE

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Peak Commercial Properties believes information contained herein, while not guaranteed, is from sources they believe reliable. `Price, terms, and information are subject to change without notice.






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PROPERTY OVERVIEW

~~SALE PRICE: \$3,150,000~~

PRICE REDUCTION: \$2,950,000


	LOCATION:	18955 Beacon Lite Road Monument, CO 80132
	BUILDING:	+/- 5,280 SF
	LAND:	+/- 5 Acres
	SALE PRICE:	\$3,150,000
	PRICE REDUCTION:	\$2,950,000
	LEASE RATE:	\$19,000/mo, NNN
	LOADING:	Three 12' Drive-in Doors (Drive-thru capabilities)
	ZONING:	LI - Light Industrial

ADDITIONAL INFORMATION

- Highly Visible from I-25
- Fully fenced around entire 5 acres
- Flat, graded yard space with crushed asphalt
- Fiber Internet and Security System
- Light Industrial zoning allows for a broad range of uses, including Equipment Sales and Rental, Vehicle Sales and Rental, Auto Repair, Contractor's Yard, Self- Storage, and Kennel Services



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Traffic Count:

I-25 AND EXIT 161 ————— 77,000 VPD



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FLOOR PLAN

12' Drive-in Door

12' Drive-in Door

12' Drive-in Door

Office

Bathroom

File
Storage



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