

5 Acres + 5,280 SF

INDUSTRIAL FOR SALE OR LEASE

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2727 N. Cascade Avenue, Suite 127, Colorado Springs, CO 80907



SALE PRICE: \$3,150,000

PRICE REDUCTION: \$2,950,000

PROPERTY OVERVIEW

DOCATION:

18955 Beacon Lite Road Monument, CO 80132

M BUILDING:

+/- 5,280 SF

LAND:

+/- 5 Acres

\$ SALE PRICE:

\$3,150,000

PRICE REDUCTION:

\$2,950,000

LEASE RATE:

\$19,000/mo, NNN

LOADING:

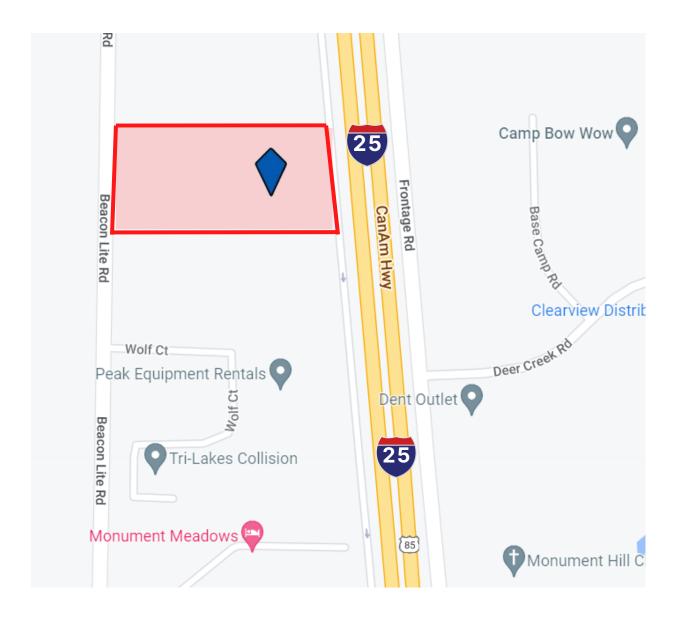
Three 12' Drive-in Doors (Drive-thru capabilities)

LI - Light Industrial

ZONING:

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











Traffic Count:

77,000 VPD I-25 AND EXIT 161 —











