



FOR SALE / LEASE

**3111 N Stone Ave
Colorado Springs, CO 80907**

INVESTOR OR OWNER/USER

INDUSTRIAL FOR SALE OR LEASE

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2727 N. Cascade Avenue,
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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.

FOR SALE/LEASE

3111 N Stone Ave
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~~SALE PRICE: \$4,850,000~~

PRICE REDUCTION: \$3,950,000

LEASE RATE: \$9/PSF

PROPERTY OVERVIEW

2-UNIT HEAVY INDUSTRIAL BUILDING

 **BUILDING SIZE** _____ **+ - 44,405 sf**

LOT SIZE _____ **2.55 Acres**

AVAILABLE SF _____ **27,000 - 44,405 sf**

 **SALE PRICE** _____ **\$3,950,000**

LEASE RATE _____ **\$9 psf NNN**

 **ZONING** _____ **M1**

 **POWER** _____ **3-phase
4,000 amps**

 **LOADING** _____ **Unit 100**

6 Drive-in Doors
1 Dock-high door

Unit 160
1 Drive-in Door

 **CEILING** _____ **Unit 100 - A**
28' Clearance

Unit 100 - B
16' Clearance

Unit 160
24' Clearance


 **OTHER** _____ **Fire Suppression System
Fully Fenced Yard**

This is a rare industrial opportunity in central Colorado Springs. This 44,405 sf building has approx 27,500 sf of warehouse/office vacant and ready for occupancy. An additional 16,000 sf is currently leased with flexible terms should the owner prefer to occupy the entire property for a combined total of 44,405 sf of office/industrial.

Easy access to Nevada and I-25. Ample power, fire suppression, and M1 zoning allow for a variety of industrial uses.



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UNIT OVERVIEW

UNIT 160

 **SIZE** _____ +/- 16,886 sf

CURRENTLY LEASED - FLEXIBLE TERMS

Unit 160 is currently leased out to an MMJ tenant with flexible lease terms. Owner-occupant could occupy Unit 100 with 27,000 sf of space and keep the existing tenant in place for additional cash-flow or assume the additional 16,000 sf of this space.

UNIT 100

 **SIZE** _____ +/- 27,519 sf

VACANT - AVAILABLE IMMEDIATELY


Unit 100 has 2 main warehouses with shared hallway access between. There is 1 existing dock high, with a punch-out for another as well as 5 overhead drive-in doors with 10' clearance and 1 overhead door with 16' clearance.

Warehouse Space _____ +/- 23,873 sf

Office Space _____ +/- 3,646 sf



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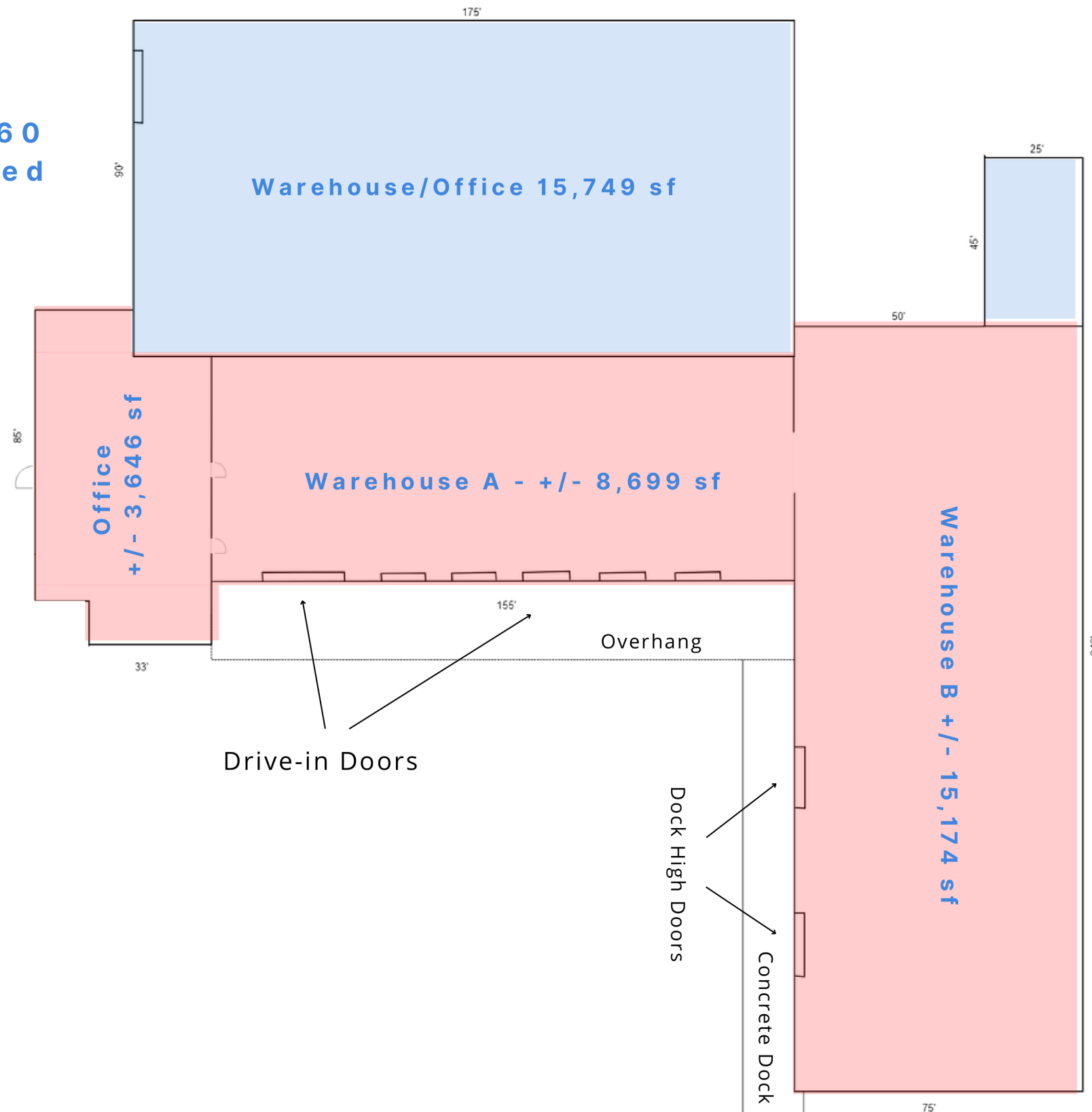
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UNIT 160
Occupied



UNIT 100
Available



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UNIT 100- AVAILABLE

OFFICE



WAREHOUSE



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