

± 3,600 SF INDUSTRIAL CONDO AVAILABLE FOR SALE

SALE PRICE: \$599,000.00



2809 N PROSPECT ST COLORADO SPRINGS, CO 80907

Property Specifications

- Newly Remodeled Industrial Condo in the Fillmore Submarket
- Front Office W/ 2 Bathrooms
- **Drive-In Door: 9'x10'**
- **Electrical: 600 Amps | 120 Volts | 3 Phase**
- **Ceiling Heights: 11'**

NAI Highland

RECENT UPGRADES

- ❖ **New Rubber Membrane Roof**
- ❖ **LVP Flooring in Office**
- ❖ **Interior & Exterior Paint**
- ❖ **New Ceiling Grid & LED Throughout Office**



RANDY CHURCHILL DOWIS
INDUSTRIAL TEAM

John Benson
Associate Broker
+1 719 663 2700
benson@highlandcommercial.com

Megan Mechikoff
Associate Broker
+1 812 525 6151
mmechikoff@highlandcommercial.com

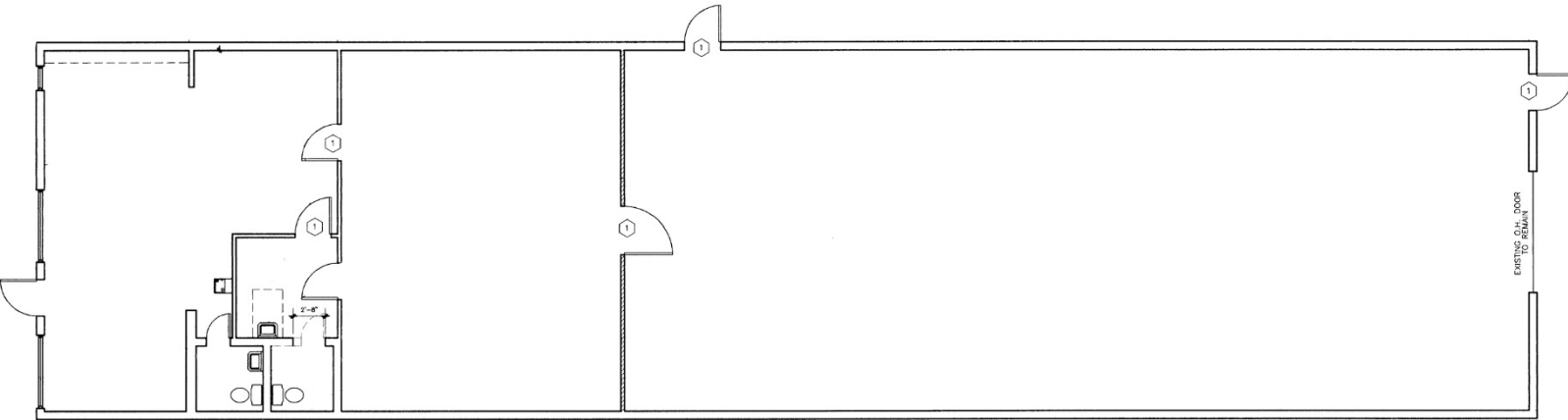
NAI Highland, LLC
Commercial Real Estate Services. Worldwide
Two North Cascade Avenue, Suite 300
Colorado Springs, CO 80903
+1 719 577 0044
www.highlandcommercial.com
08/02/2023

+ 3,600 SF INDUSTRIAL CONDO AVAILABLE FOR SALE

2809 N Prospect Street • Colorado Springs, CO 80907



SALE PRICE: \$599,000.00



Scan to View
Listing on Our
Website



SCAN ME



DISCLAIMER: NAI HIGHLAND, LLC OBTAINED THIS INFORMATION FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT VERIFIED ITS ACCURACY AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS SUBMITTED SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF THE PROPERTY AND TRANSACTION. LISTING BROKER IS ALSO A PART OWNER IN THIS PROJECT.

John Benson
Associate Broker
+1 719 663 2700
benenson@highlandcommercial.com

Megan Mechikoff
Associate Broker
+1 812 525 6151
mmechikoff@highlandcommercial.com