

NET LEASED INDUSTRIAL FOR SALE

704 Nichols Boulevard, Colorado Springs, CO 80907

SALES PRICE: MAKE OFFER!

* Single Tenant - \$75,000 NOI



- Rare small Industrial building located in the Fillmore Industrial Submarket
- Zoned M1
- The Property is an ideal Owner | User opportunity accommodating most industrial uses
- A 6,250 Square Foot Building on a 18,683 Fenced Storage Lot



SCAN ME

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Features & Benefits – 704 Nichols Blvd

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|------------------------------|--|
| Total Square Footage: | ± 6,250 SF |
| Showroom Mezzanine: | ± 1,500 SF 750 SF |
| Site: | ± 0.43 Acres (18,683 SF) |
| Zoning: | M1, City of Colorado |
| Signage: | On-Building |
| I-25 Access: | Fillmore St N Nevada Ave |
| Construction: | Brick Cinder Block |
| Tax Schedule No.: | 63293-03-035 |
| Legal Description: | Lot 20, W 20.0 Ft of Lot 21 Blk 1 Pikes Peak Industrial District |
| Property Taxes: | \$7,928.13 (2022 Taxes Due in 2023) |
| ASKING PRICE: | MAKE OFFER! |

| | |
|----------------------------|-------------------------------|
| Clear Height: | ± 16 Feet |
| Column Spacing: | Clear Span |
| Lighting: | LED Fluorescent |
| Electric: | 440 Volts 3 Phase |
| Parking: | ± 11 Spaces |
| Drive-In Doors: | (1) 12'x12' (2) 10'x12' |
| Building Footprint: | 6,250 SF (± 750 SF Mezzanine) |
| Sprinkler System: | N/A |

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