

PROPERTY SPECIFICATIONS

LOCATION:

409 Tia Juana Street Colorado Springs, CO 80909

SPACE AVAILABLE:

Suite B 1,375 Sf

LEASE RATE: \$1,800 / month **Modified Gross**

ZONING: LI (Light Industrial)

MAP E Yampa St E Cache La Poudre St E Cache La Povo The Citade Eurocars Collision E Monument St E Monument St Taco Star Fargo's Pizza Co E Willamette Ave E Willamette Ave E St Vrain St E Platte Tacos El Amigo 😘 E Boulder St The Black Sheep 💟 E Platte Ave Platte Furniture E Bijou St E Bijou St E Bijou St The Home I Pikes Peak Ave Union Printers Home Grand View S Parkside Dr

(!) ADDITIONAL INFORMATION:

- Masonry & Twin-T Construction
- 10 Ft High Overhead Doors
- Drive In Door available
- Established Industrial Area

JASON CASTRO President



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FOR LEASE

AERIAL



The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact







