

# WESTSIDE INDUSTRIAL BUILDING

2110 BUSCH AVE

COLORADO SPRINGS, CO 80904

18,000 to 23,000 SF



**cameronbutcher**  
COMMERCIAL REAL ESTATE

**FOR SALE & LEASE**

**Price Reduced**



## PROPERTY DETAILS

|                           |                       |
|---------------------------|-----------------------|
| SIZE:                     | 18,000 to 23,000 SF   |
| LEASE RATE:               | \$6.95 PSF            |
| ESTIMATED 2017 NNN:       | \$1.75 PSF            |
| SALE PRICE:               | \$2,100,000           |
| DRIVE-IN & DOCK HIGH      | 3                     |
| ELECTRICAL                | 3 Phase - 220V        |
| WAREHOUSE CEILING HEIGHT: | 12 to 31 Feet         |
| PARKING SPACES:           | 20                    |
| ZONING:                   | M1 – Light Industrial |

This Westside industrial building is now available for lease or for sale. This building consists of about 5,000 square feet of office space that is separate from the 18,000 square feet of warehouse space. The office space in this building has a receptionist desk, multiple offices and conference rooms. The warehouse space has ceiling heights from 12 feet up to 31 feet with two dock high doors and one drive-in door. There are multiple offices and meeting rooms connected to the warehouse along with a large break area. It is located on the Westside of Colorado Springs with easy access to Highway 24 and I-25.

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AVAILABLE

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