

# PRE-LEASING OFFICE WAREHOUSE SPACE

FRONT



BACK



## BUILDING FEATURES

<b>LOT SIZE</b>	3.27 Acres
<b>TAX ASSESSOR #</b>	7111304020
<b>LEASE RATE</b>	\$10.00 PSF NNN
<b>NNN EXPENSES</b>	\$3.00/SF (EST.)
<b>PARKING</b>	4 per 1,000
<b>ZONING</b>	CC (El Paso County)

## Property Features:

This site located in Monument, CO at Monument Hill Rd. & Deer Creek Rd. hosts two buildings for office warehouse and office showroom uses. Building A has 14,300 SF of space and Building B has 18,200 SF available to office warehouse users.

In the heart of Monument's business district, with I-25 frontage and visibility this is an ideal location for you.

*For more information, please contact:*

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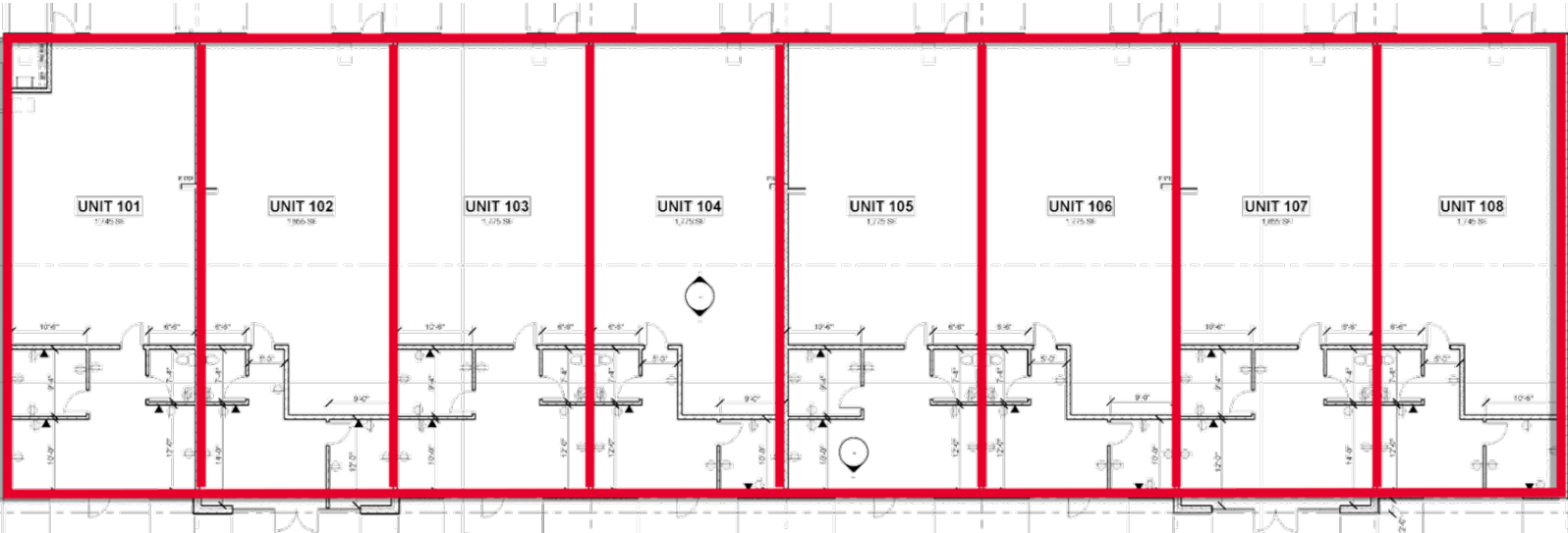
# Site Plan:



MONUMENT HILL RD

DEER CREEK RD

## Building A:



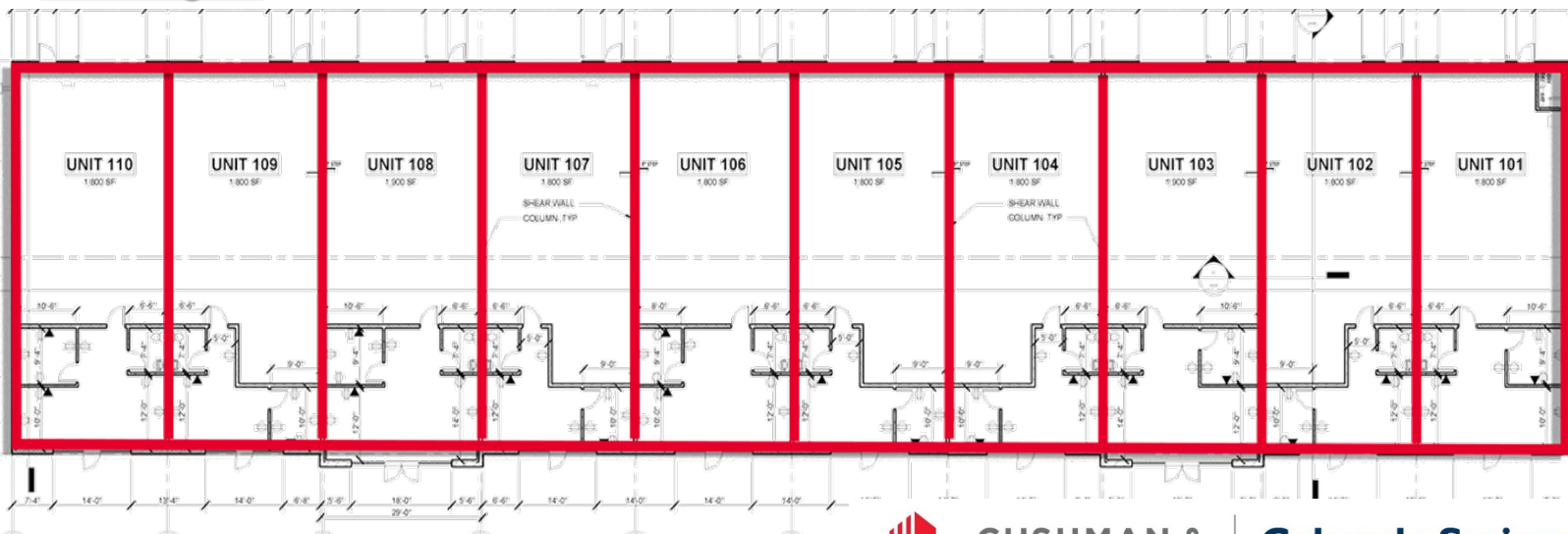
### AVAILABLE SPACE BUILDING A

UNIT 101	1,745 SF
UNIT 102	1,855 SF
UNIT 103	1,775 SF
UNIT 104	1,775 SF
UNIT 105	1,775 SF
UNIT 106	1,775 SF
UNIT 107	1,855 SF
UNIT 108	1,745 SF

### AVAILABLE SPACE BUILDING B

UNIT 101	1,800 SF
UNIT 102	1,800 SF
UNIT 103	1,900 SF
UNIT 104	1,800 SF
UNIT 105	1,800 SF
UNIT 106	1,800 SF
UNIT 107	1,800 SF
UNIT 108	1,900 SF
UNIT 109	1,800 SF
UNIT 110	1,800 SF

## Building B:







DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
EST. POPULATION (2016)	2,760	19,490	34,724
AVG. HOUSEHOLD INCOME	\$99,952	\$126,773	\$134,481
TRAFFIC COUNT (Hwy 105 & I-25)	17,000 vpd		

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