

PRE-LEASING OFFICE WAREHOUSE SPACE **1945 DEER CREEK RD** MONUMENT, CO 80132

# PRE-LEASING OFFICE WAREHOUSE SPACE



#### **BUILDING FEATURES**

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

> 2. N Cascade Avenue, Suite 520 Colorado Springs, CO 80903 phone: +1 719 634 1500 www.coscommercial.com

Mark Useman **Executive Managing Director** +719 231 4700 + 719 418 4069 museman@coscommercial.com

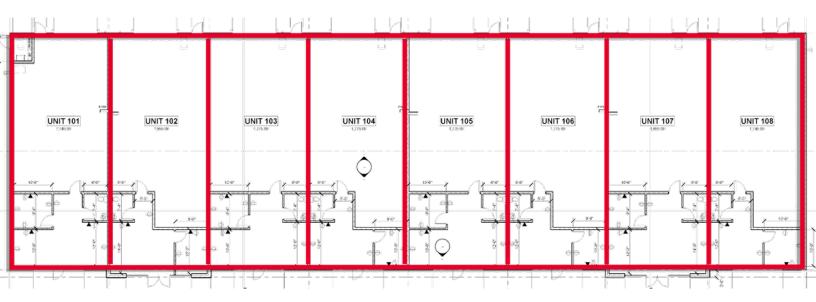
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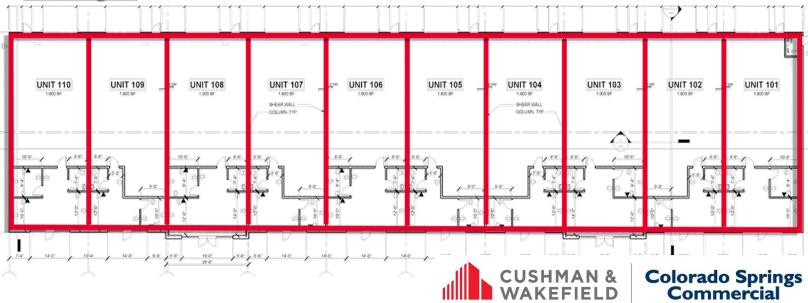
Colorado Springs Commercial

## Building A:



AVAILABLE SPACE BUILDING A		AVAILABLE SP	AVAILABLE SPACE BUILDING B		
UNIT 101	1,745 SF	UNIT 101	1,800 SF		
UNIT 102	1,855 SF	UNIT 102	1,800 SF		
UNIT 103	1,775 SF	UNIT 103	1,900 SF		
UNIT 105	1,775 SF	UNIT 104	1,800 SF		
UNIT 104	1,775 SF	UNIT 105	1,800 SF		
UNIT 105	1,775 SF	UNIT 106	1,800 SF		
UNIT 106	1,775 SF	UNIT 107	1,800 SF		
	,	UNIT 108	1,900 SF		
UNIT 107	1,855 SF	UNIT 109	1,800 SF		
UNIT 108	1,745 SF	UNIT 110	1,800 SF		

### Building B:





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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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