



INDUSTRIAL INVESTMENT OPPORTUNITY

# EXECUTIVE CIRCLE PORTFOLIO

2205-2266 EXECUTIVE CIRCLE COLORADO SPRINGS, CO

## INVESTMENT HIGHLIGHTS

PROPERTY:	2205-2266 Executive Circle
CROSS STREETS:	Executive Cir. & Janitell Rd.
PRICE:	\$6,950,000
N.O.I. (2020):	\$524,000
CAP RATE:	7.5%
BUILDING SIZE:	73,846 SF
YEAR BUILT:	1983
OCCUPIED:	100%
LEASE TYPE:	NNN Leases
TENANTS:	ADI Instruments, Inc. Westone Laboratories, Inc.



**100% LEASED WITH LONG-TERM  
TENANTS**

**HIGH VISIBILITY**

**EXCELLENT DEMOGRAPHICS**

CONTACT BROKER FOR CONFIDENTIAL OFFERING MEMORANDUM



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

**EXCLUSIVE LISTING AGENT**

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