

SPACE FOR SALE OR LEASE

INDUSTRIAL WAREHOUSE

3147

CENTURY STREET

Colorado Springs, CO 80907



STORAGE/DISTRIBUTION WAREHOUSE

**2 BLOCKS NORTH OF NEVADA,
2 MILES FROM I-25**

- + 20' clear height in warehouse
- + Concrete truck court
- + ESFR sprinkler
- + 8 dock doors
- + Approx. 2,000 SF finished office
- + 42,417 SF lot
- + Centrally located off of North Nevada and Fillmore, and only 2 miles from I-25



CONTACT

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Associate

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PROPERTY DETAILS

Available	22,780 SF
Sale Price	\$2,100,000
Lease Rate	\$6.75/SF
Operating Expenses	\$2.20/SF NNN (est. 2017)

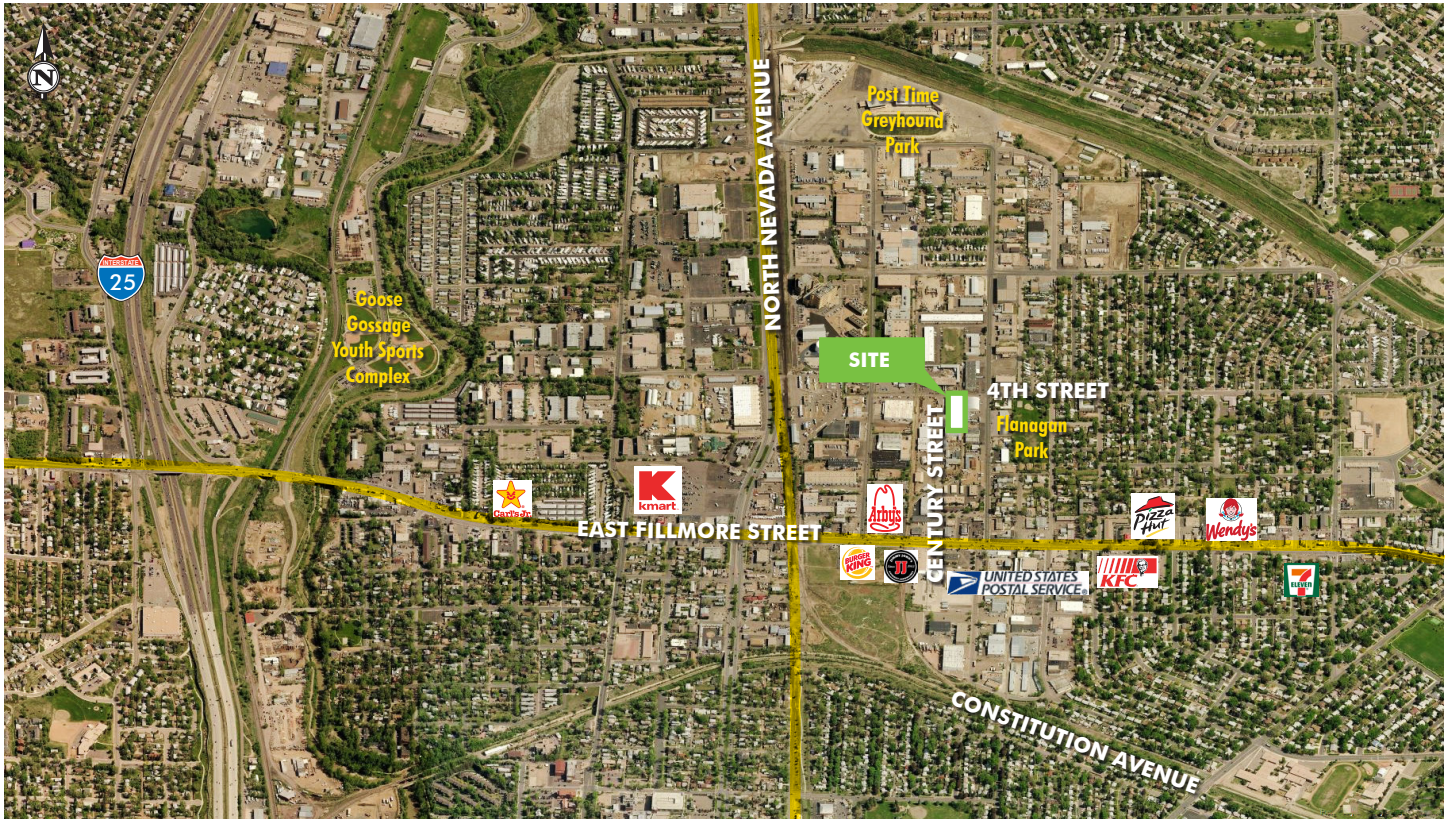


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2017 Demographics	1 Mile	3 Mile	5 Mile
Population	11,308	89,258	252,667
Households	5,257	40,887	109,814
Household Income	\$51,150	\$67,293	\$71,866
TRAFFIC COUNTS			
Fillmore Street and Nevada Avenue			35,246 VPD
Fillmore Street and Century Street			36,000 VPD

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