

# INDUSTRIAL BUILDING

FOR SALE/LEASE // 1459 Woolsey Hts., Colorado Springs, CO 80915



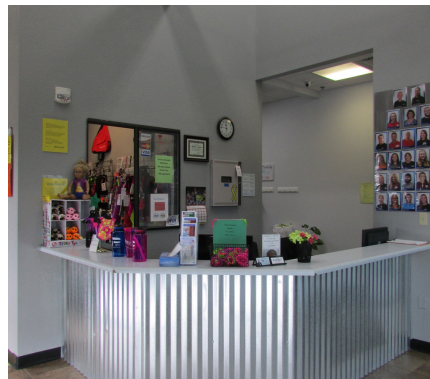
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## OFFERING SUMMARY

Building Size:	10,000 SF
Sale Price:	\$1,300,000
Space Available:	5,000-10,000 SF for lease
Lease Rate:	\$10-\$12 PSF (NNN)
Zoning:	CS -Commercial Service

## PROPERTY OVERVIEW

Located in the rapidly growing east side of Colorado Springs, this property has high ceilings, an overhead drive-in door, and is very well-maintained. This building can be subdivided into two 5,000 SF suites and is ideal for an owner/user or even an investor. Both on-site and street parking are available.



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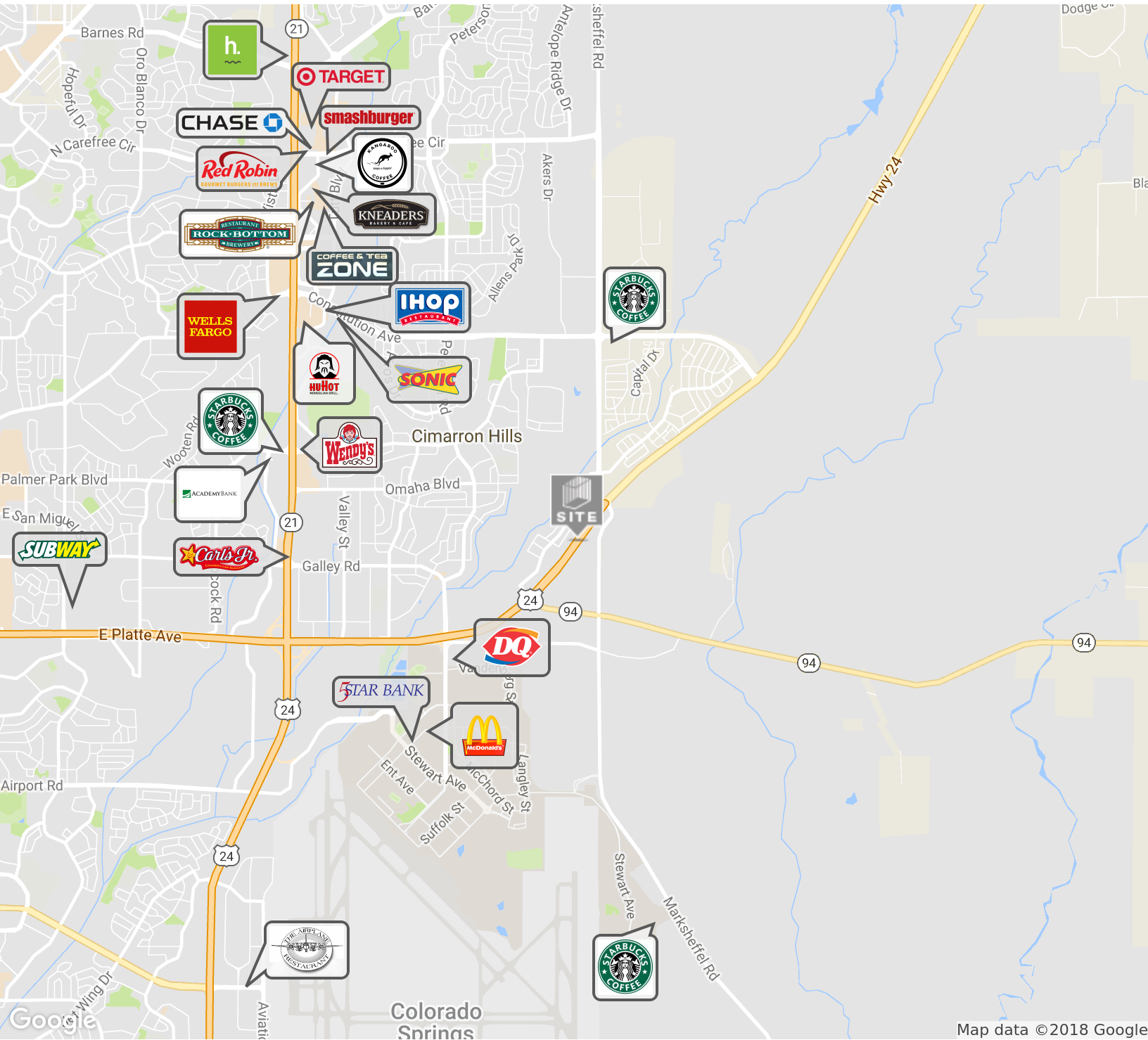
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