

# INDUSTRIAL SPACE FOR LEASE

## POWERS DISTRIBUTION CENTER

920-960 FORD STREET, COLORADO SPRINGS, CO 80915



**LEASE OPTIONS**  
From 4,700 SF - 18,000 SF

### PROPERTY INFORMATION

<b>Lease Rate:</b>	\$6.95/SF NNN / Year 1
<b>Est. NNN:</b>	\$1.75/SF
<b>Lease Terms:</b>	3 to 5 years
<b>Building Size:</b>	44,160 SF
<b>Site Size:</b>	4.14 Acres
<b>Zoning:</b>	I-2 (Limited Industrial)
<b>Doors:</b>	(4) Dock High & (2) Drive-In
<b>Ceiling Height:</b>	18'
<b>Year Built:</b>	1973
<b>Sprinklered:</b>	Yes
<b>Comments:</b>	Located in eastern Colorado Springs with easy access to Powers Blvd and US Highway 24

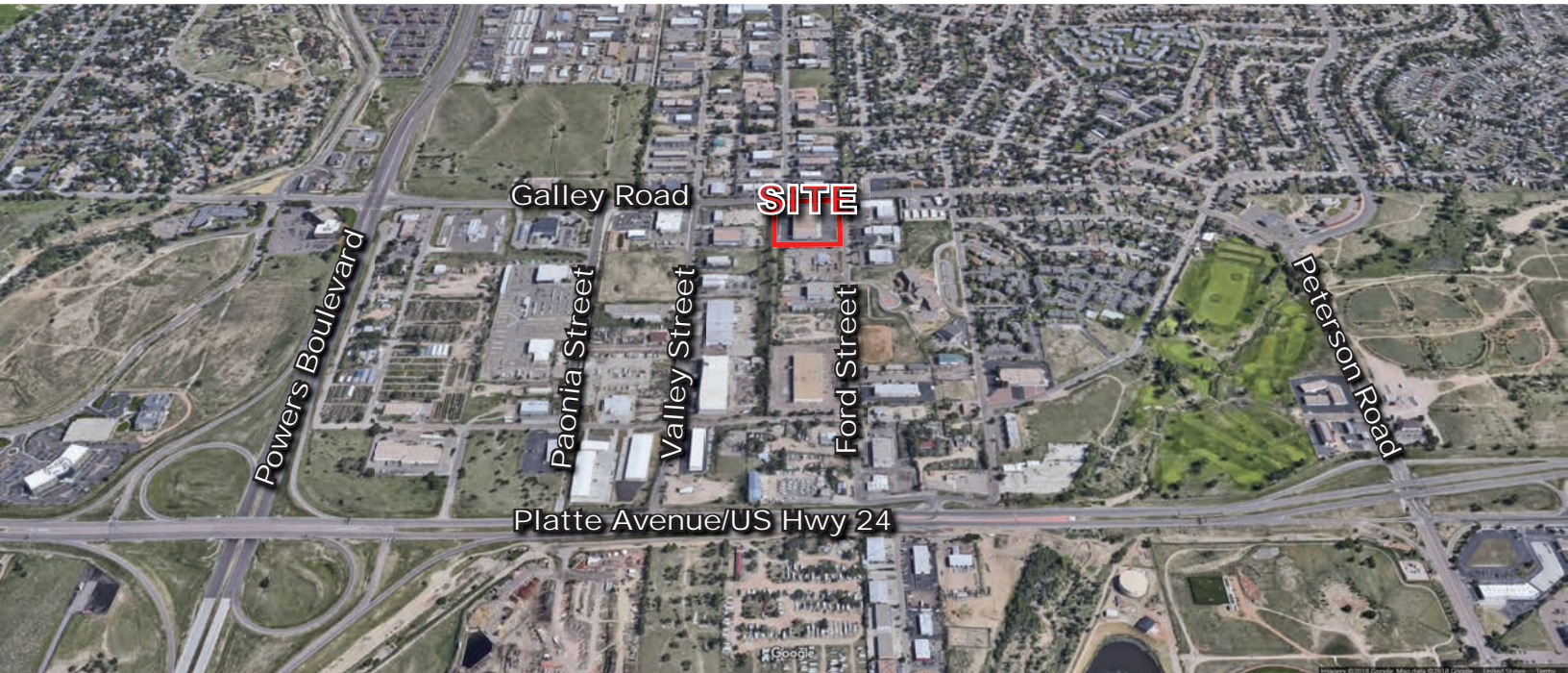
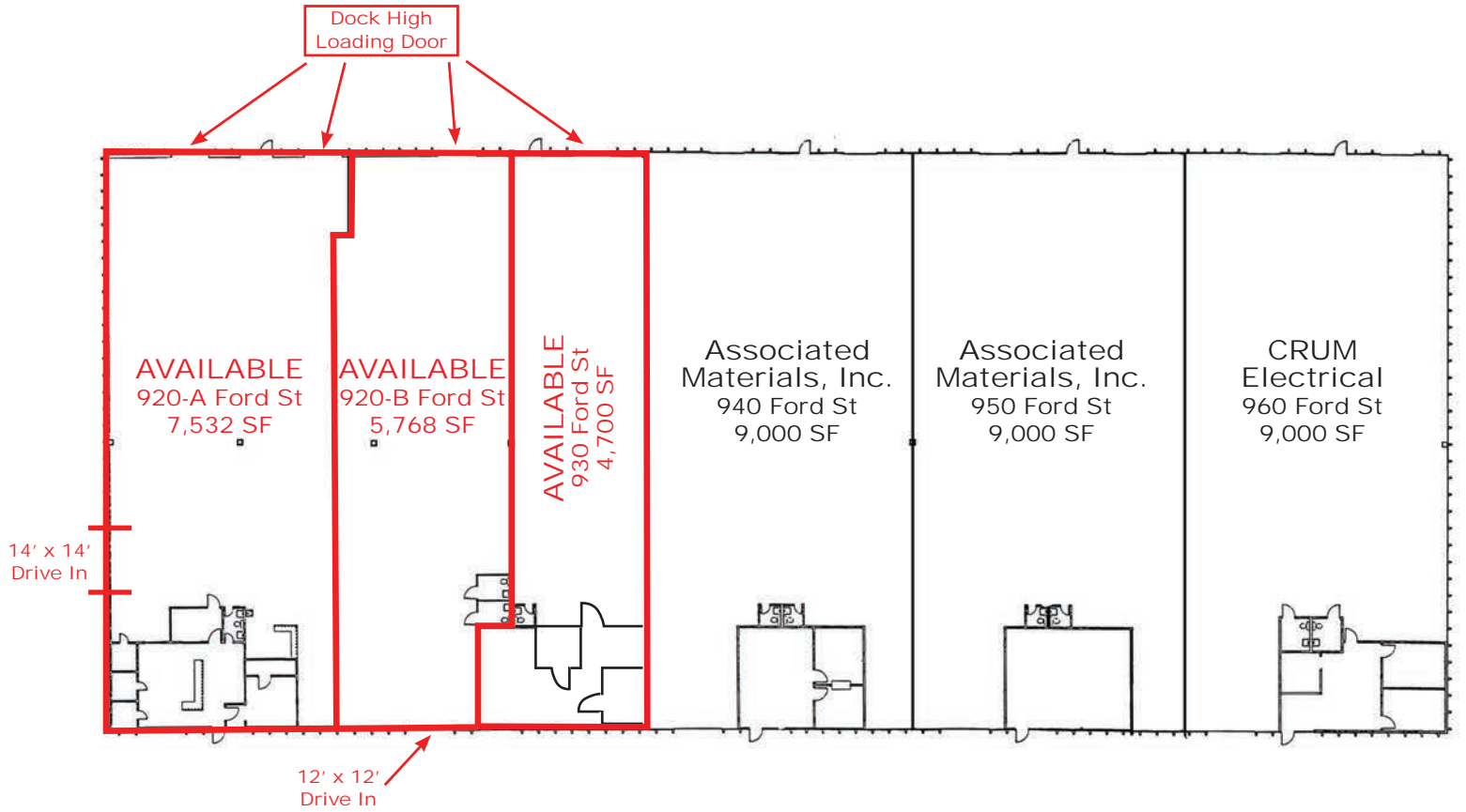


**Charley Conrad**  
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