## CONRAD ST

**COLORADO SPRINGS, CO 80915** 

FOR LEASE OR SALE

3,600 SF INDUSTRIAL WAREHOUSE ON 3.61 ACRE LOT WITH FENCED OUTDOOR STORAGE



# CONRAD ST COLORADO SPRINGS, CO 80915



BUILDING SIZE

3,600 SF



SITE AREA 3.61 AC



**LEASE** 

**RATE** 

\$18.000/Mo.

NNN EXPENSES

\$1,449/Mo.



PURCHASE PRICE

Contact Broker

Situated on 3.61 fenced acres in the Powers Boulevard Corridor, 777 Conrad St offers a rare industrial opportunity with outdoor storage in one of Colorado Springs' most active submarkets.

The property features a well-maintained 3,600 SF steel-construction office/warehouse with a large drive-in loading door, plus an additional 1,160 SF storage building. Zoned I-2 CAD-O, the site is ideal for a single-user or potential redevelopment into a multi-tenant industrial yard.

With its secure yard, functional layout, and proximity to major arterials, this property appeals to users seeking warehouse space with outdoor storage—an increasingly limited asset in the local market.



YEAR BUILT

1998



ZONING I-2 CAD-O COLORADO ENTERPRISE



LOADING

(1) 12' X 14'

**DRIVE-IN OHD** 

CLEAR HEIGHT

FOR LEASE OR SALE

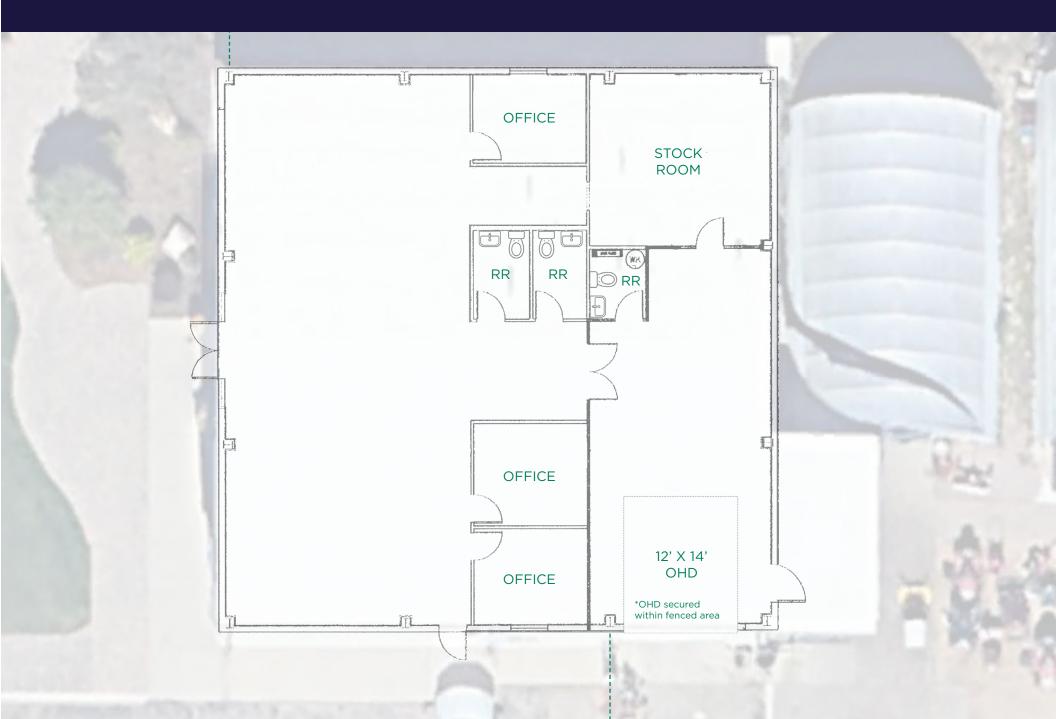
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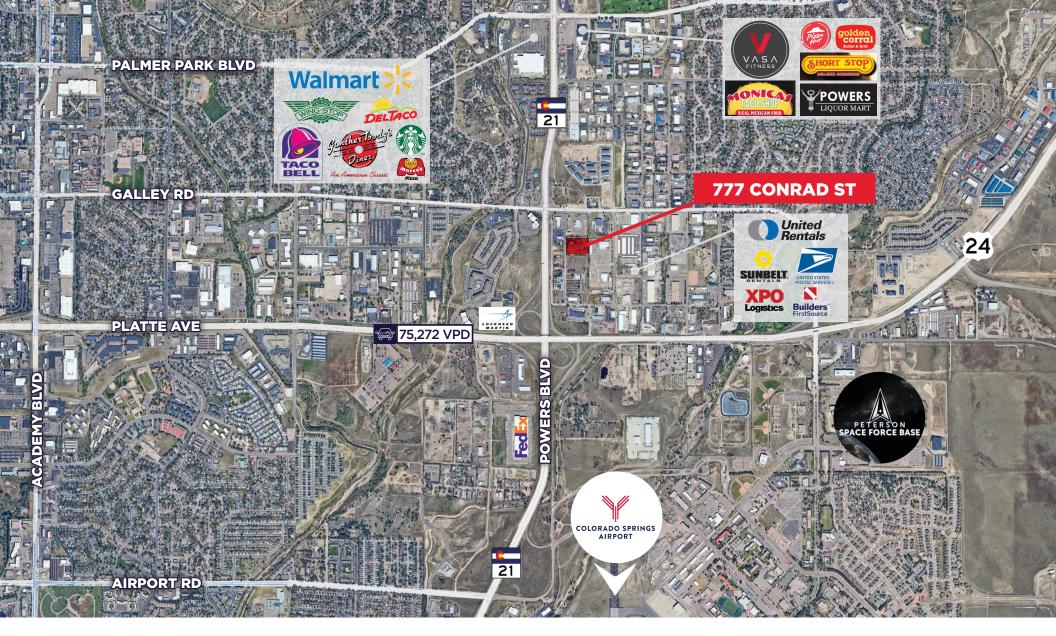




## **FLOOR PLAN**







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Colorado Springs Commercial

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