

Industrial Investment Property for Sale

\$1,000,000—8.0% Income from Solid Company

385 South 31st Street, Colorado Springs, CO 80904
11,985 Total Square Feet—Lot 46,434 Square Feet



Details:

- ♦ 11,985 SF Building Built 1999
- ♦ 17% (1,985 SF) Office w/air conditioning
- ♦ On 46,434 SF(1.07 ac) PIP2 Zoned Lot
- ♦ 16' to 18' Ceilings—2-10' x 12" Ovhd doors on a metal building.
- ♦ 400' south of US Hwy 24 freeway at a signalized intersection.
- ♦ Appraisal \$1,025,000—October, 2009.
- ♦ Sale/Leaseback— \$7,000/mo NN. Minimum 5-year lease with options.
- ♦ Company profitable and 17 years old.
- ♦ New restaurant/travel plaza under construction next door
- ♦ PPCIE#2074676 Loopnet#16610323

CONTACT:

Chuck Armstrong
719-634-0500
Cell 231-3545

Chuck@TheSpaceTeam.com

Sale Price:

\$1,000,000
(No Owner Financing)
EPC #74101-05-016



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Chuck Armstrong, Commercial Broker Associate
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All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. PROSPECT SHOULD CAREFULLY VERIFY EACH ITEM OF INFORMATION CONTAINED HEREIN. March, 2010

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See www.rjettek.com for Tenant Information.



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