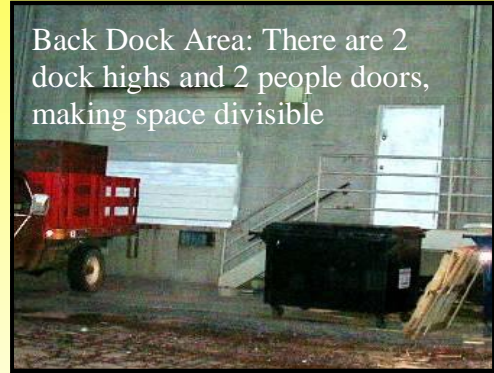


Central Office/Warehouse Condo — For Lease
549-551 E. Cimarron

Double Sized Industrial Condo



Front Entrance:
With 8'x10' OHD



Back Dock Area: There are 2 dock highs and 2 people doors, making space divisible



Main Work Bay 65' x 25'
13ft+ Ceiling Height

Details:

- ◆ 1760 SF main bay with both an overhead and a dock-hi door.
- ◆ Plus Adjoining 850 SF warehouse bay, dock and workroom, with bathroom.
- ◆ 500 SF glass front waiting room, office, 2 workrooms and 400 SF of front offices with bathroom.
- ◆ 3 Phase electric, air conditioning, plumbed for compressed air, alarm system
- ◆ Total Sq. Ft. of building 3,512
- ◆ Zoned PIP1 (NOT for automotive repair)
- ◆ Year of construction 1984
- ◆ Excellent central location at El Paso and Cimarron. 1 block South of Ent Federal Credit Union.
- ◆ Parcel #64184-14-121
- ◆ Taxes \$3,139 for 2008
- ◆ CSCP# 2006156, Loopnet# 16368442

Lease Rate \$6.50/SF
(\$1900/month)
Plus utilities
(Lease/Purchase Possible,
but ask agent for details)

Call Chuck
719-231-3545

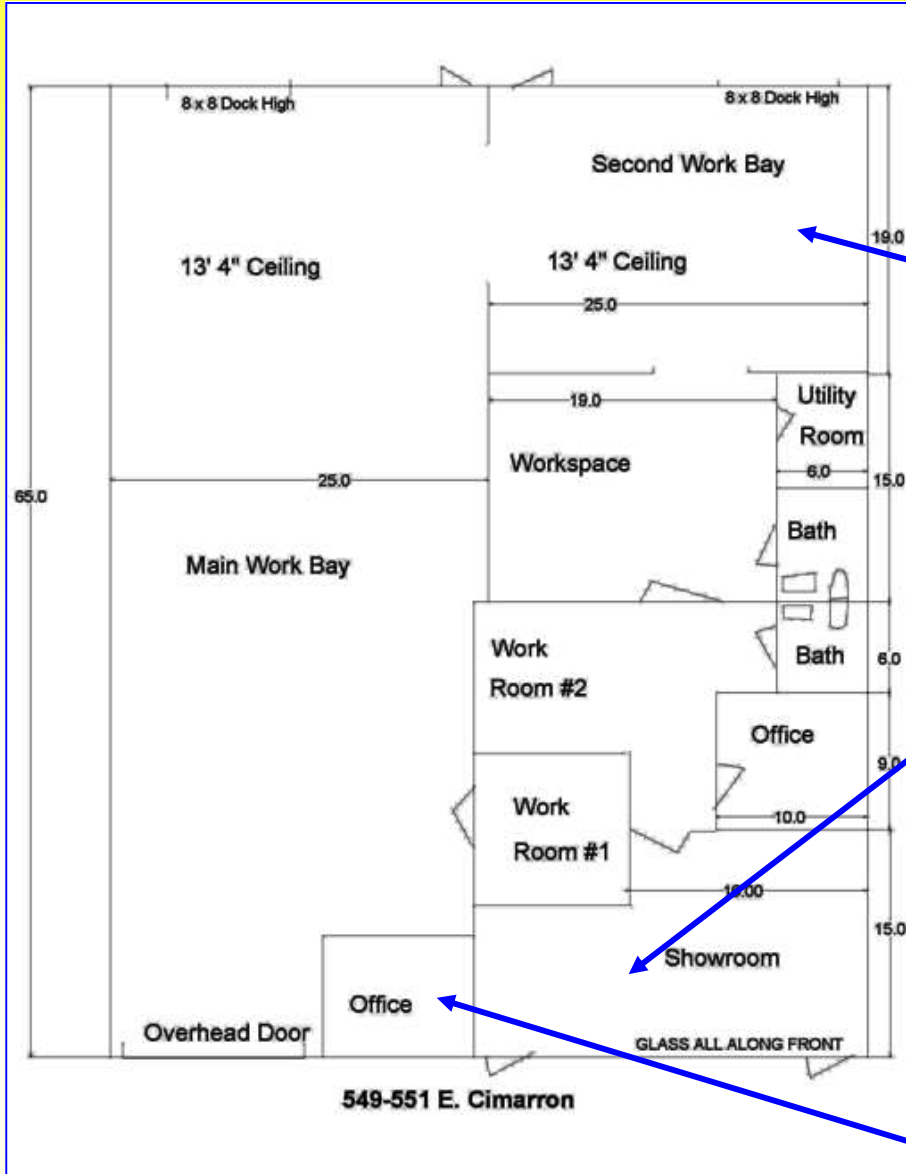


Chuck Armstrong, Commercial Broker Associate
Weichert Commercial Affiliates

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Fax 719-634-3086 - email Chuck@TheSpaceTeam.com
Website: www.WeichertPikesPeak.com



Interior Rough Sketch



North →