

**Industrial Building & Land FOR SALE or LEASE
20075 Wigwam Rd.—I-25 Midway Exit 119**

Sale \$350,000 - Lease \$2,300/mo.



2 miles South of PPIR Raceway on I-25 — just 15 minutes South of Colorado Springs and 20 minutes North of Pueblo!



Incredible I-25 Exposure, access and signage possibilities. Liberal zoning and possible railroad access too.

Details:

- ◆ 4200 SF Building (105'x40')
- ◆ Land 5.37 Acres
- ◆ El Paso County I3 Zoned (old PHID)
- ◆ Fenced, heavy electric, propane
- ◆ 6—12'x12' Overhead Doors
- ◆ Ceilings 15 feet high
- ◆ Year of construction 1972
- ◆ Concrete Twin-T Construction
- ◆ 2 separate lots for divisibility
- ◆ New water district in process!
- ◆ Tax IDs 57260-00-021,022
- ◆ Taxes 2008 total \$1,111
- ◆ Remodeled, rewired, painted 2007
- ◆ **Additional 3.02 Acres Available for \$50,000 (lot to the north)**

Priced at:

Sale: \$350,000

Or **LEASE** at

\$2,300/month

Plus NNN and utilities

**W WEICHERT®
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A AFFILIATES**

A Division of WEICHERT, REALTORS® - Pikes Peak Group

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Weichert Commercial Affiliates - Colorado Springs, Colorado

