



# Industrial Building for Sale

601 E LAS VEGAS STREET, COLORADO SPRINGS, CO 80903

20% PRICE REDUCTION!!!



## Overview

601 East Las Vegas Street is an affordable, industrial zoned M2 building on the south side of Colorado Springs. This building is perfect for a variety of users. The building is located minutes from Colorado Springs' thriving downtown. It's close proximity to I-25, also makes it an easy travel from the north and south along the front range.

A newer roof, and ample power with a large electrical update throughout. The building offers a modern reception area including a beautiful wood ceiling, open warehouse space, and 12,500 RSF of land for additional outside storage and customer parking. The owner just installed 2 approved LED box signs on two sides of the building, for your business. The property is in clean condition inside and out, making it move-in ready.

## Highlights

- Clean Interior Finishes
- Ample Power
- Modern Exterior Facade
- Located Minutes from Downtown
- Located 2 Minutes From I-25

## Property Details



**Sales Price**  
\$824,000



**Building Size**  
6,349 SF



**Lot Size**  
12,500 SF



**Zoning**  
M2 CU

Rev: December 12, 2023



### Our Network Is Your Edge

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.

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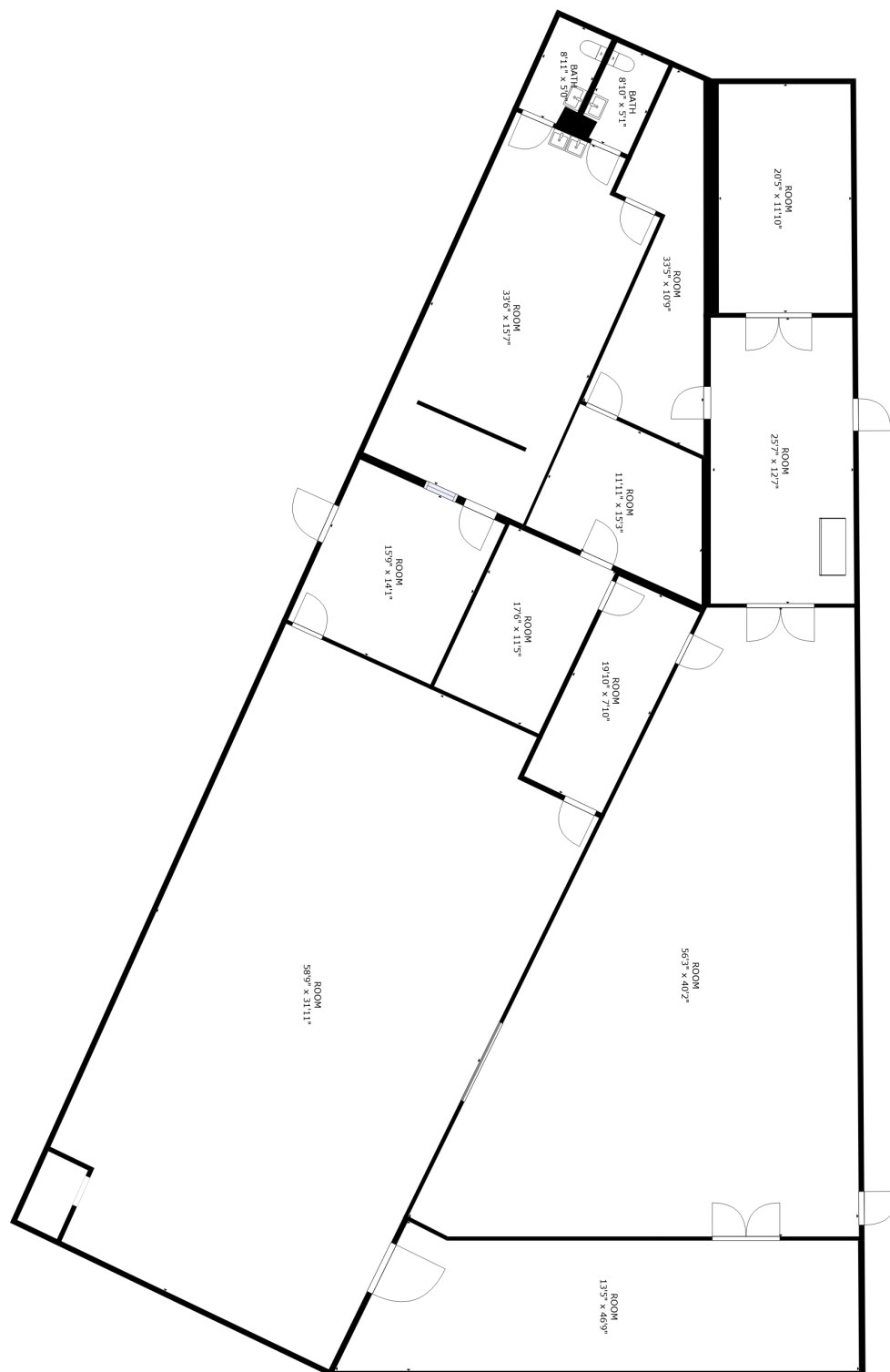
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