

# Industrial Building for Sale or Lease

2685 DURANGO DRIVE, COLORADO SPRINGS, CO 80912



## Highlights

- Fenced/Gated Yard
- Abundant HVACs and 1200 AMP Power
- 12' Ceilings
- Located in an El Paso County Opportunity Zone
- Excellent location - Just Off I-25 and Circle Drive
- Three Dock High and Two Drive-in Doors Easily Restored
- Value Added Opportunity



## Property Details



**Sales Price**  
1,985,000



**Lease Rate**  
\$12.00 SF/YR  
(NNN)



**Lot Size**  
.06 Acres



**Building Size**  
10,818 SF



**Zoning**  
M2



Rev: December 1, 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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