

# Industrial Building for Lease

4229 N NEVADA AVENUE, COLORADO SPRINGS, CO 80907



## Overview

4229 N Nevada Avenue: A hard-to-find, stand-alone industrial building with a fenced-in yard and easy access to I-25. The property offers convenient loading/unloading with a dock and drive-in door as well as the ability for trucks to pull around the entire building. The secure yard is approximately 5,000 SF.

The building is zoned M2, which allows most industrial uses. It's clean, functional, and move-in ready!

## Highlights

- Stand-alone Building
- Fenced-in Yard Space
- Loading Dock & Drive-in Door
- 2 Offices
- Clear Height: 14' 10"
- Drive-in Door: 8' W x 10' H

## Property Details



### Lease Rate

\$12.00 SF/YR (+ \$5.99 PSF NNN)



### Building Size

2,977 SF



### Zoning

M2

Rev: January 15, 2024

### 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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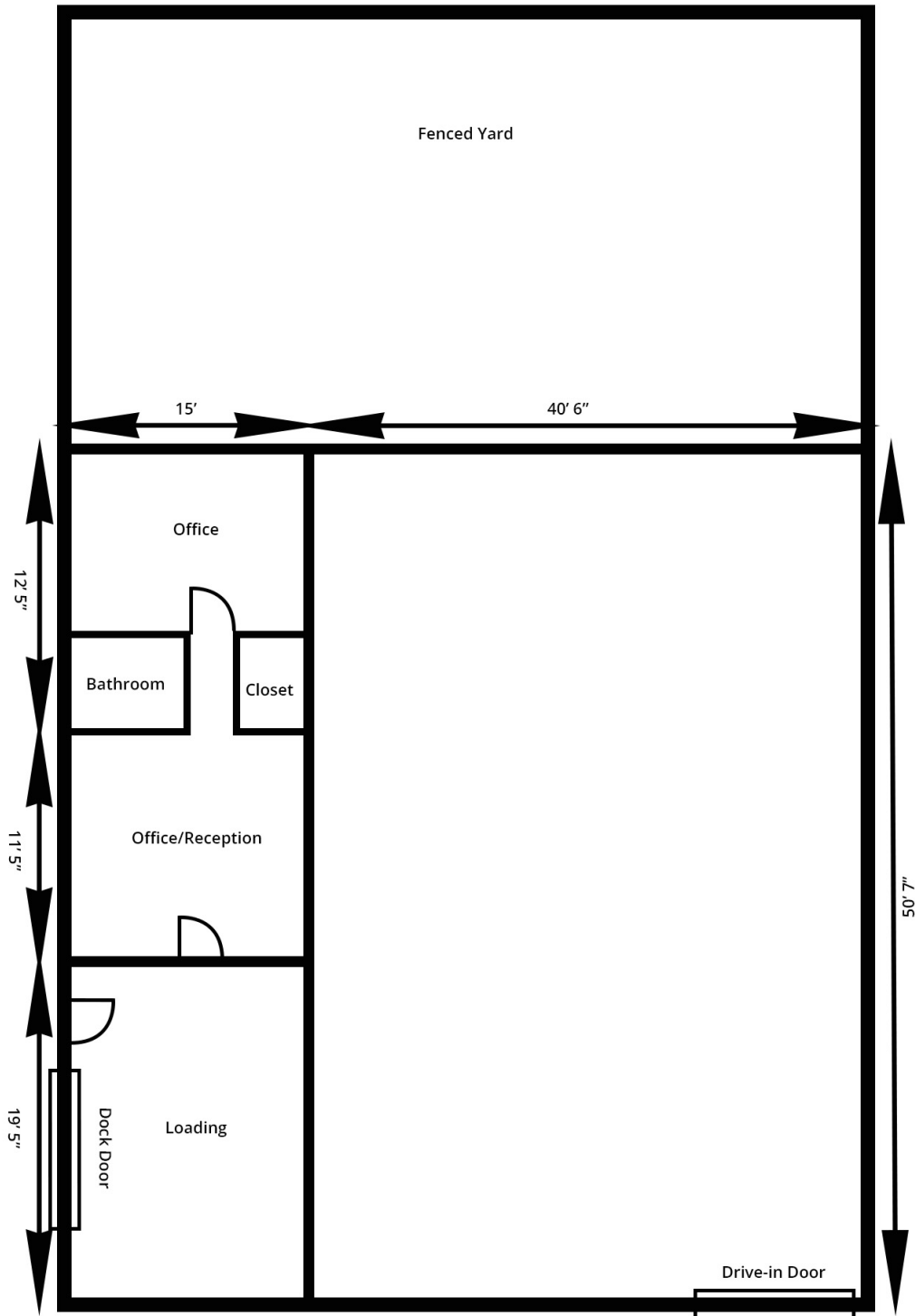
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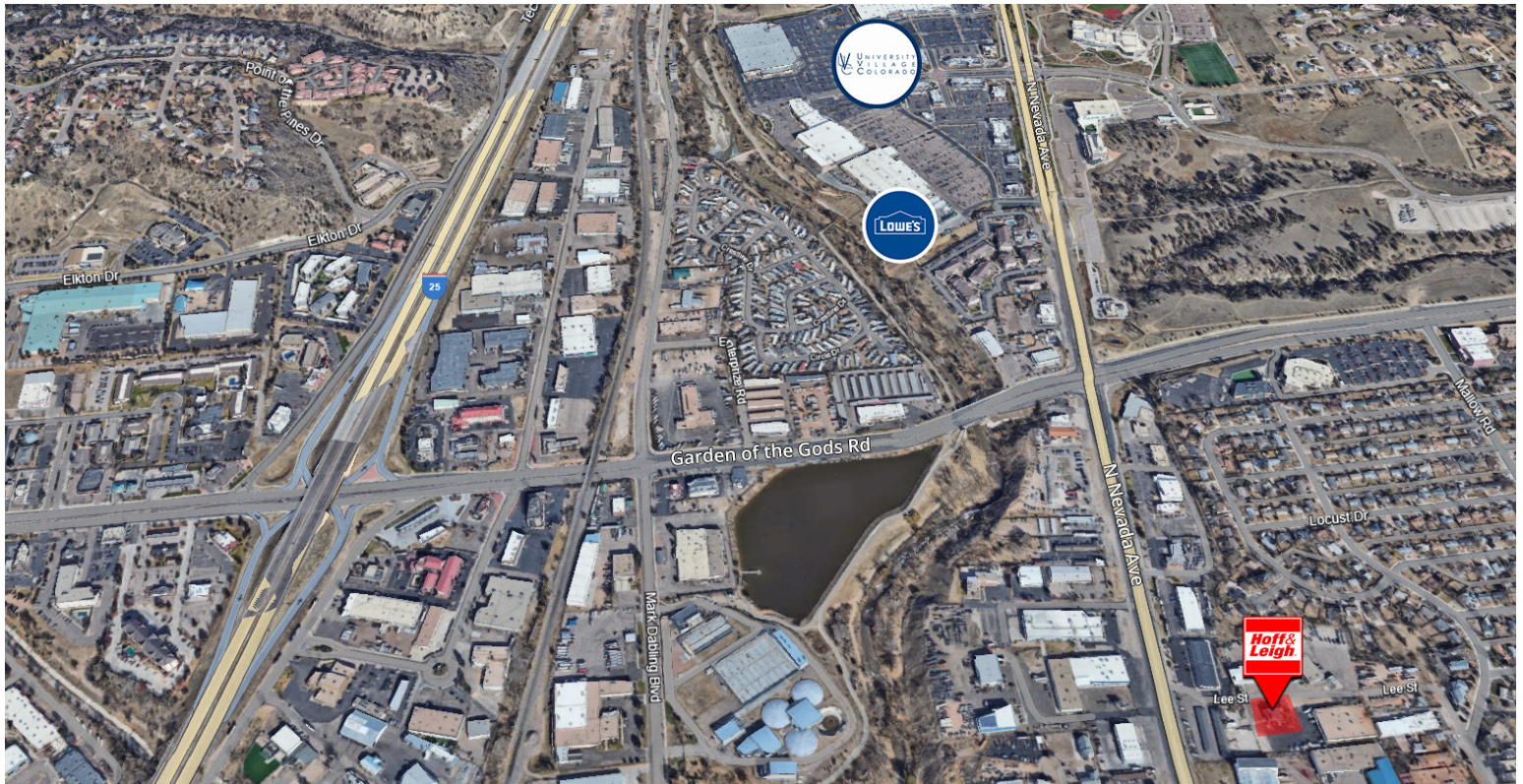
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