



125-145 MOUNT VIEW LANE COLORADO SPRINGS, CO 80907

AVAILABLE NOW

FOR LEASE

**2,831- 6,260 SF INDUSTRIAL
FROM \$12.00 NNN YEAR 1**

***NEW PARKING LOT
AND FENCING IN PROGRESS***

INDUSTRIAL/FLEX

- 2,831 SF & 3,429 SF SUITES AVAILABLE
- EASY ACCESS TO NEVADA AVE & I-25
- UP TO 14' CLEAR HEIGHT
- DRIVE IN & DOCK DOORS (10'X12')
- FRONT OFFICE/REAR WAREHOUSE
- 2,000 SF SIDE YARD AVAILABLE
- CENTRALLY LOCATED
- LI ZONING
- FROM \$12.00 NNN YEAR 1



FOR MORE INFORMATION, PLEASE CONTACT:

**PARKER CURRY
BROKER**

+1.719.337.1367

PARKER@CORECOMMBC.COM



LOCATION

**JUST WEST OF NEVADA AVE/ SOUTH OF
GARDEN OF THE GODS RD**

ZONING

LI (LIGHT INDUSTRIAL)

SITE

37,864 SF

AVAILABLE SPACE

SUITE 125: 3,429 SF

SUITE 145: 2,831 SF

CONSTRUCTION

METAL STRUCTURE, BRICK FACADE

HVAC

PACKAGED HEATERS IN WAREHOUSE.

CONDITIONED OFFICE SPACE

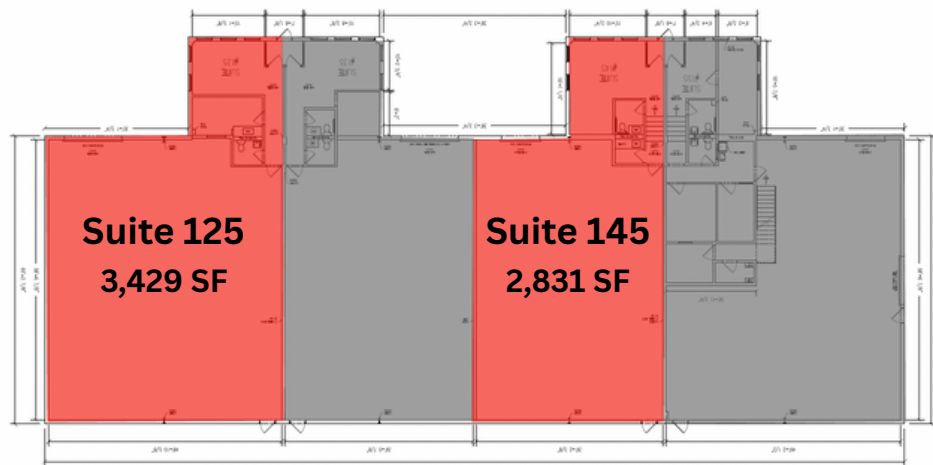
BASE RENT (YEAR 1)

\$12.00 NNN

ESTIMATED NNN

\$3.77/SF

FLOOR PLAN



CORE
COMMERCIAL
BROKERAGE CO.

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