

**FROM \$11.50 NNN**

Scan For



Property  
Website

# 3950 E. BIJOU STREET

- NEW PAINT
- NEW ROOF
- NEW HVAC
- NEW STOREFRONT
- NEW PARKING LOTS
- NEW REAR LOADING
- BELOW MARKET OPEX

**BUILDING  
SIGNAGE**

**FOR LEASE / SALE**  
**9,168 - 20,125 SF AVAILABLE**



**NEW REAR LOADING DOORS**



**BRAND NEW SPEC SUITE**

**FOR MORE INFORMATION, PLEASE CONTACT:**



**PARKER CURRY**  
**BROKER**  
**+1.719.337.1367**  
**PARKER@CORECOMMBC.COM**

**MIKE HELWEGE, SIOR**  
**PRINCIPAL**  
**+1.719.661.6811**  
**MIKE@CORECOMMBC.COM**

**ZONING**  
MX-L P AO

**HVAC**  
PACKAGED RTU'S FOR SHOWROOM/OFFICE.  
FORCED AIR GAS HEATERS IN WAREHOUSE

**BUILDING / SITE**  
28,838 SF ON 3.3 ACRES

**LOADING**  
UP TO 3 DRIVE IN DOORS

**SPACE AVAILABLE**  
9,168 - 20,125 SF

**LEASE RATE**  
FROM \$11.50 NNN YEAR 1

**CONSTRUCTION**  
CINDER BLOCK/CONCRETE

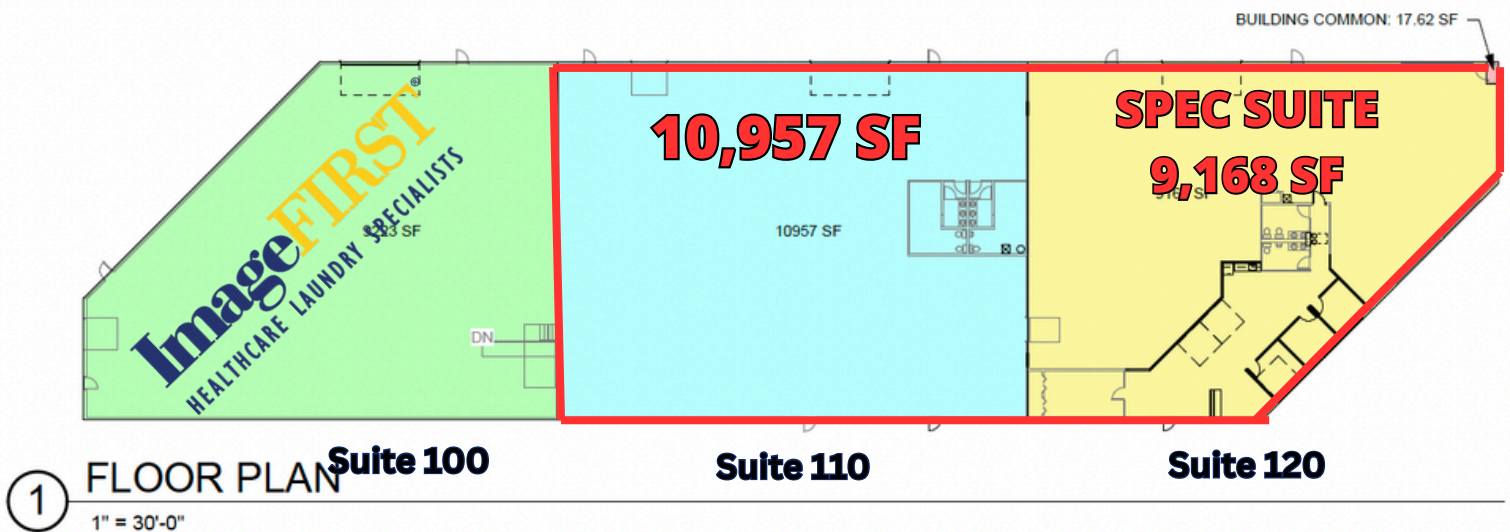
**OPERATING EXPENSES**  
2026 BUDGET ESTIMATED AT \$3.65 PER SF

## MAJOR UPGRADES ALREADY COMPLETED

- **NEW ROOF**
- **NEW EXTERIOR PAINT**
- **NEW ASPHALT**
- **NEW HVAC**
- **NEW DRIVE IN LOADING DOORS**
- **NEW STOREFRONTS**
- **SPEC OFFICE FINISHES**



## MULTI-TENANT CONCEPT



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