



1130 VALLEY STREET COLORADO SPRINGS, CO 80915

**NEW OWNERSHIP
IMPROVEMENTS UNDERWAY**

FOR LEASE
1,850-3,700 SF INDUSTRIAL
FROM \$2,500/MONTH

INDUSTRIAL

- GREAT ACCESS OFF GALLEY TO POWERS
- WIDE VARIETY OF USES
- 18' CLEAR HEIGHT
- INDUSTRIAL/WAREHOUSE SPACE
- COUNTY I-2 ZONING
- ENCLOSED YARD SPACE
- UP TO 3,700 SF AVAILABLE
- FROM \$2,500/ MONTH GROSS YEAR 1

CORE
COMMERCIAL
BROKERAGE CO.

PARKER CURRY
BROKER

+1.719.337.1367

PARKER@CORECOMMBC.COM



LOCATION

JUST N OFF GALLEY, EAST OF POWERS

ZONING

EL PASO COUNTY I-2 CAD-O

SITE

1 ACRE

BUILDING

10,800 SF- BUILT IN 1984

IMPROVEMENTS UNDERWAY

CONSTRUCTION

TWIN T CONCRETE PANELS

AMENITIES

PROXIMITY TO GALLEY ROAD AND POWERS BLVD.

ENCLOSED YARD AREA, REAR LOADING

18' CLEAR

HVAC

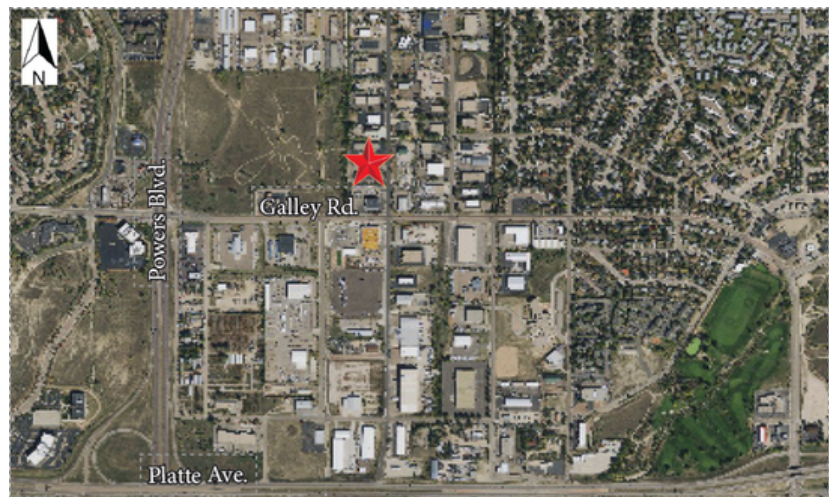
FORCED AIR GAS HEATERS IN WAREHOUSE

LEASE RATE

FROM \$2,500/ MONTH GROSS YEAR 1

FOR MORE INFORMATION, PLEASE CONTACT:

FLOOR PLAN TO BE ADDED



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