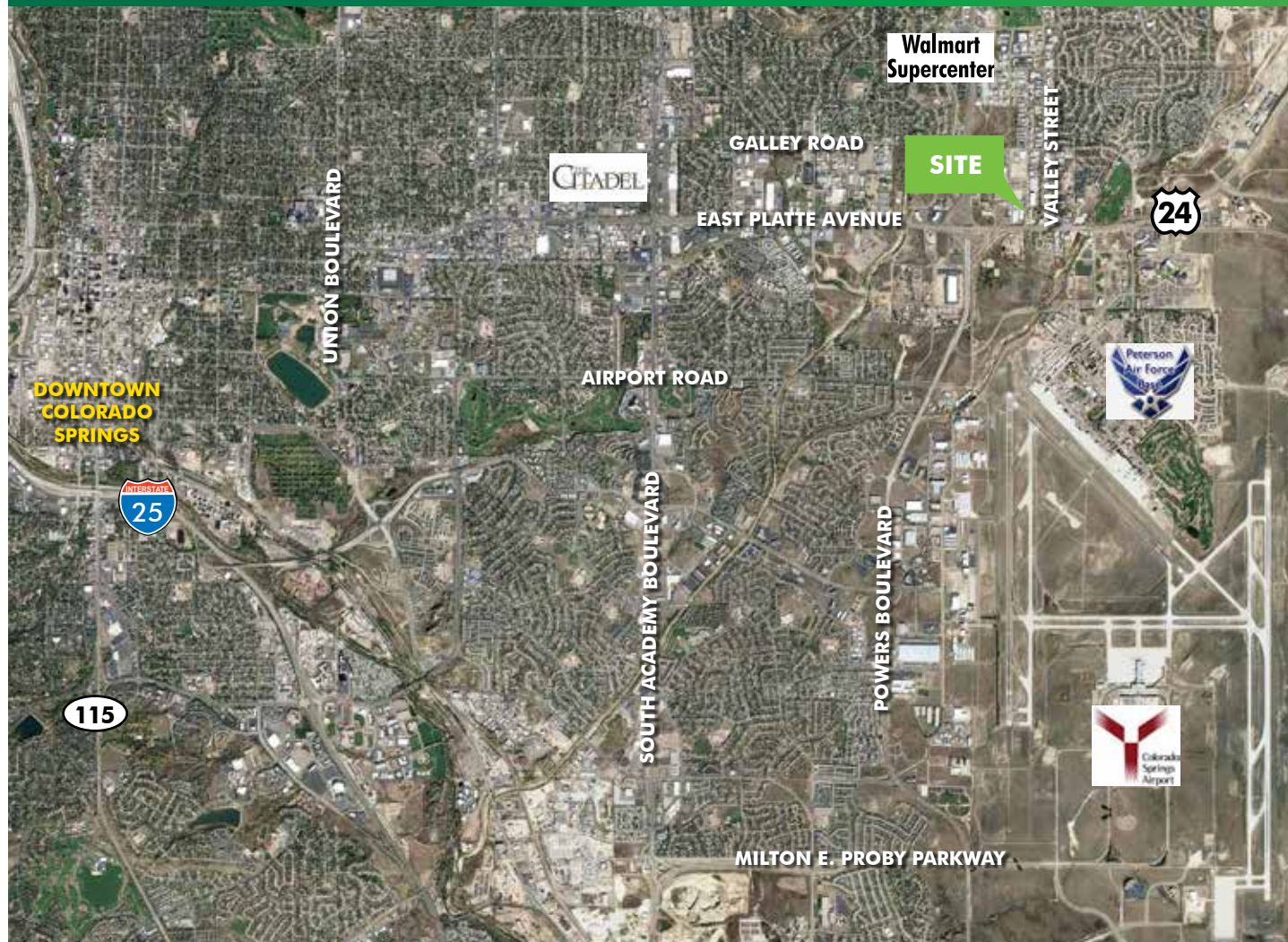


FOR SALE
INDUSTRIAL INVESTMENT PROPERTY

515 VALLEY STREET
 Colorado Springs, CO 80915



CONTACT US

MARTIN D. JOHNSON

Vice President
 +1 719 573 4848
 marty.johnson@cbre.com

NICOLA MYERS-MURTY

Vice President
 +1 719 471 6042
 nicola.myers-murty@cbre.com

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FOR SALE - \$711,614

INDUSTRIAL INVESTMENT PROPERTY

515 VALLEY STREET
 Colorado Springs, CO 80915



TRUCK TERMINAL FACILITY

This truck terminal facility consists of 1.99 acres of land located in the southeast industrial submarket of Colorado Springs. This property is situated on the northeast corner of Valley and Platte Avenue (State Highway 24), with direct access to Platte and Valley and in close proximity to Peterson AFB.

Entire property has been refurbished for the current tenant, Southern Glazers Wine and Spirits, a national wholesale liquor distributor. Tenant has four and one-half years going forward on their five-year lease with two lease renewal options on this low maintenance property. Tenant takes care of all lot maintenance including snow removal and utilities.

PROPERTY FEATURES

- + Fully fenced and secured with level crushed concrete surface
- + 1,800 SF cross dock facility with 10 dock doors and minimal office
- + All dock doors have levelers for ease of loading
- + 14-foot clearance inside terminal
- + New HVAC, dock shields, lighting, fencing, and electric security gate

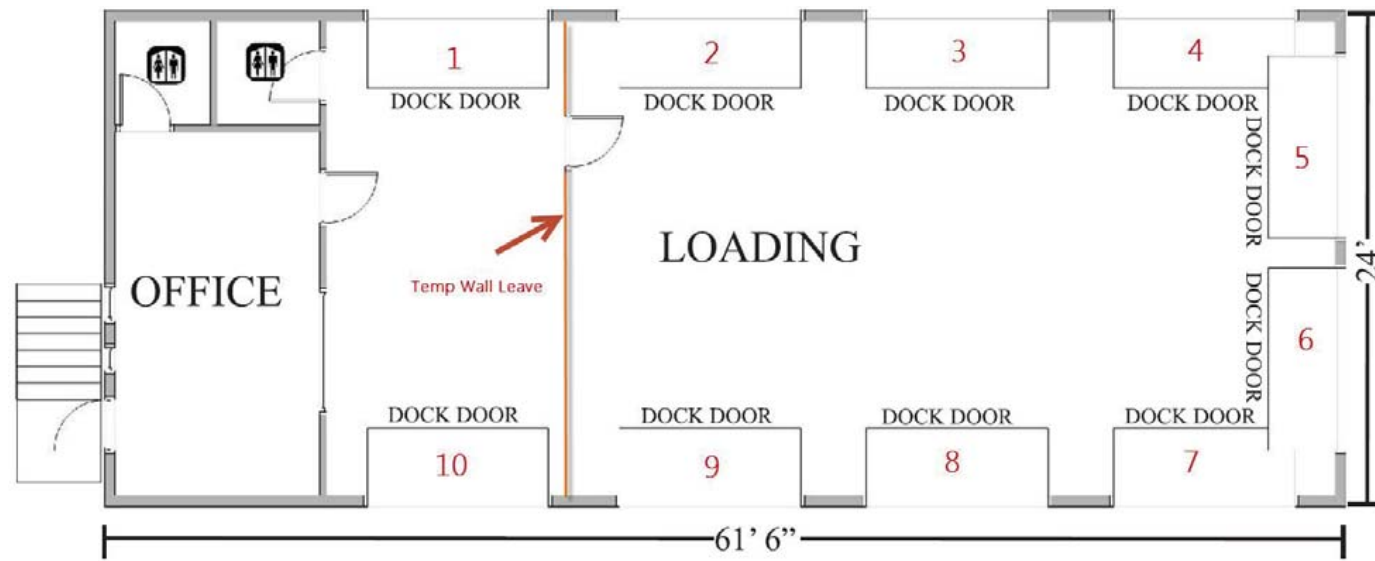
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FOR SALE
INDUSTRIAL INVESTMENT PROPERTY

515
VALLEY STREET
 Colorado Springs, CO 80915

FLOORPLAN



Property Highlights	
Price	\$711,614.00
Lot Size	1.99 acres or 86,684 SF
Building Size	1,800 SF
Zoning	I-2 Limited Industrial
Tenancy	Single tenant, modified gross rent of \$4,500/month with 3% annual escalations

