

Industrial Investment! **Year 1 Cap Rate $\pm 7\%$**



540-550 Cimarron Street

Colorado Springs, CO 80915

- Year of Construction
 - 540 Cimarron St – 1968, renovated in 2015
 - 550 Cimarron St – 2015
- Two (2) Industrial Buildings of $\pm 10,000$ SF each
- Lot Size 1.3 Acres
- Tax Schedule No. 6418414111
- Zoned PIP-1 / CR UV (Condition of Record/Use Variance)
- Fully fenced lot
- Centrally located just outside of downtown
- Minutes away from I-25
- 2018 Property Taxes \$28,633.13



Lease Rate
\$11.00 PSF, NNN
(Currently Leased –
Contact Broker for Details)

Sales Price
\$2,100,000.00

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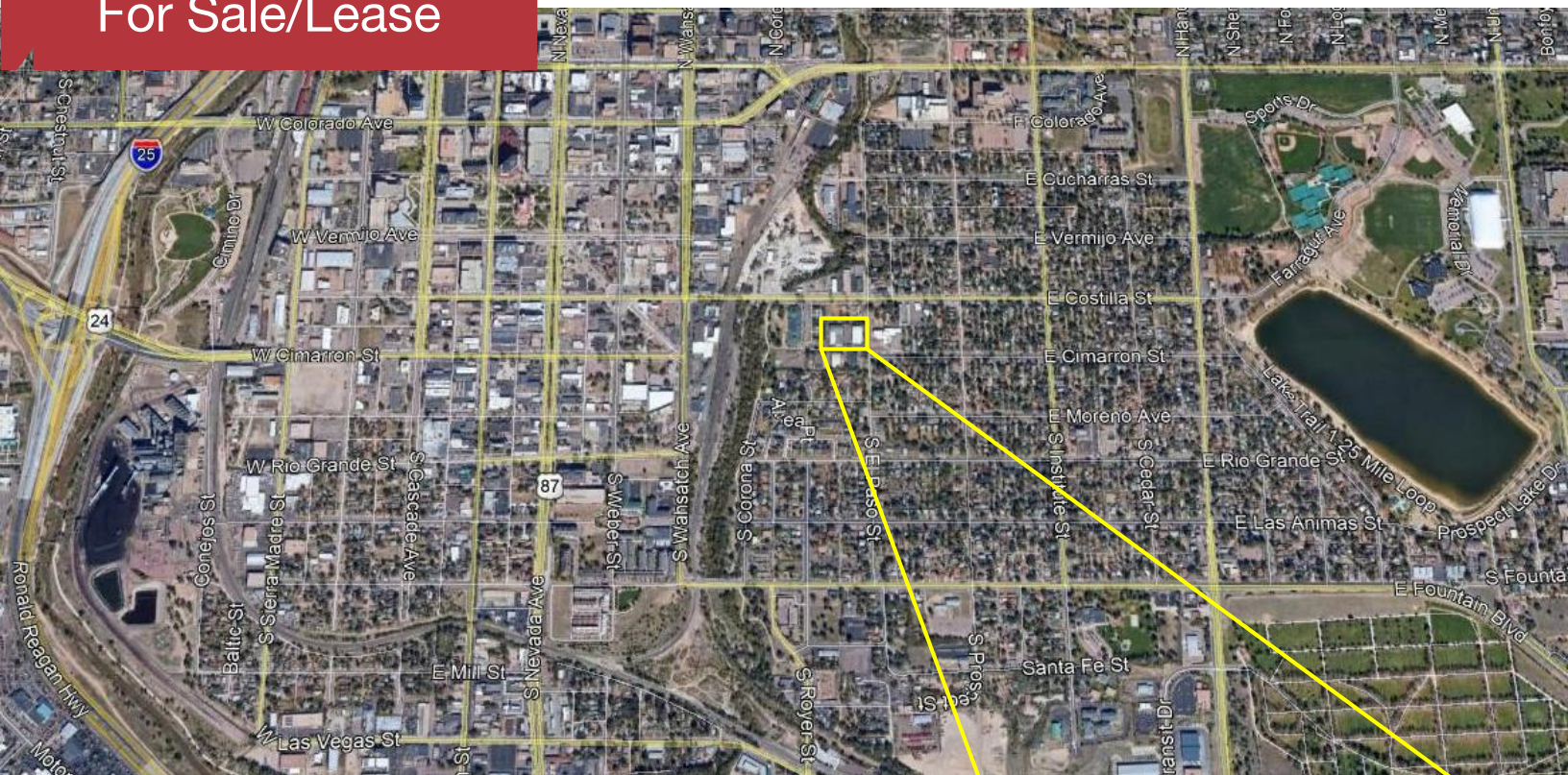
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Industrial Warehouse For Sale/Lease



540 Cimarron Street- Property Specifications

Size	±10,000 SF	Ceiling Height	±12'
Space %	±70% Office ±30% Warehouse	Ground-Level Doors	4 – 10'x10' 2 – 12'x18'
Comments	New Office finished 2015	Year Built	1968 (renovated 2015)
Construction	Office – Stucco over frame Warehouse - Metal		



550 Cimarron Street- Property Specifications

Size	±10,000 SF	Ceiling Height	±16'
Dock High Doors	1 – 8'x8'	Ground-Level Doors	1 – 16'x24'
Comments	Radiant Floor Heat	Year Built	2015
Construction	Warehouse - Metal	Space %	100% Warehouse

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