

PALMER LAKE INDUSTRIAL



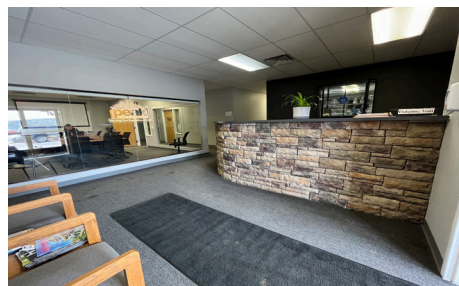
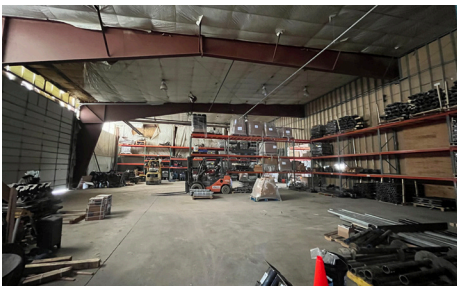
STRATA
GROUP

FOR LEASE | 707 County Line Rd. Palmer Lake, CO 80133



PROPERTY OVERVIEW

Industrial space perfect for a variety of uses. Direct access to I-25. Over 5ac with a large fenced and secured yard. 7 drive in doors. Fully built out office including a large conference room, training room, and break room/kitchen area. Tenant pays NNN, utilities, and trash. 3phase/480v power, Palmer Lake water, septic system.



OFFERING SUMMARY

AVAILABLE SQUARE FT.	12,000 - 24,000 sf
LEASE RATE	\$9.50 psf + \$4.50 NNN
LOT SIZE	5.17 ac
ZONING	M-1

NIKI FIELDS

(719) 464-5475

Niki@StrataGrpCo.com

 **STRATA**

PO Box 1415 | Colorado Springs, CO 80901
(719)535-0500 | StrataGrpCo.com

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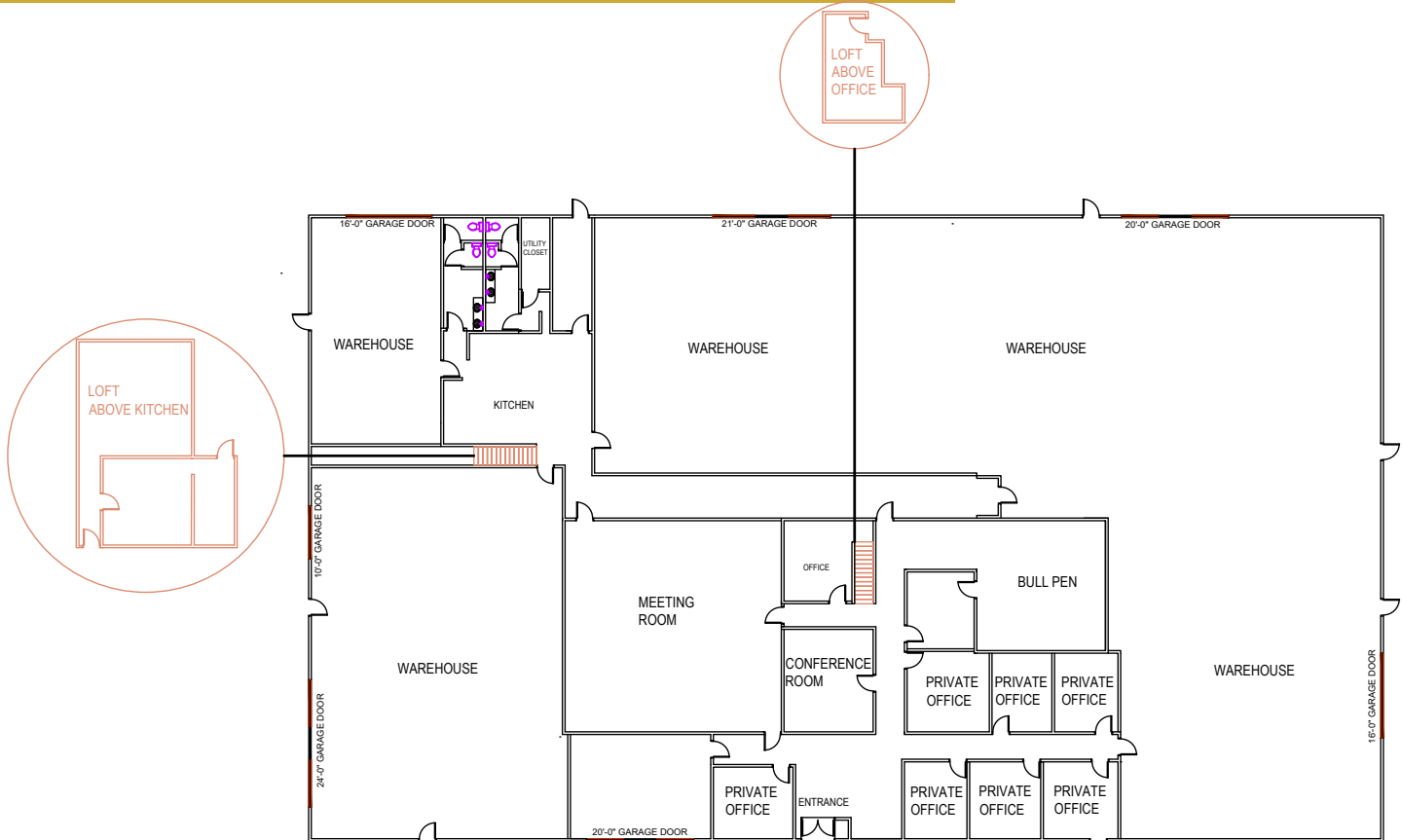
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PROJECT
NAME: 707 County Line Rd, Palmer Lake, CO 80133
DATE: 5-18-2022



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