

INDUSTRIAL PROPERTY



FOR SALE

7315 MCCLAIN POINT
COLORADO SPRINGS, COLORADO 80915



COLE UNDERWOOD

Broker Associate

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4272 Promenade Drive Suite 100
Colorado Springs, CO 80920

PROPERTY INFORMATION

Sale Price \$1,125,000.00
Space Available: 3,750 SF
Property Type: Industrial
Location: Claremont Ranch
Year Built: 2017
Zoning: CS CAD-O

PROPERTY DESCRIPTION

3,750 square foot office warehouse building in Claremont Ranch. Building is currently zoned CS CAD-O and is in move in condition. Property has a fully fenced yard, 2 14' overhead doors and 1- 12' overhead door. Plenty of parking. Easy access to Highway 24. Space also features office area, restroom, and storage room with washer and dryer hookups. Property is also for Lease at \$15.00 per square foot plus NNN.

DRIVE TIMES

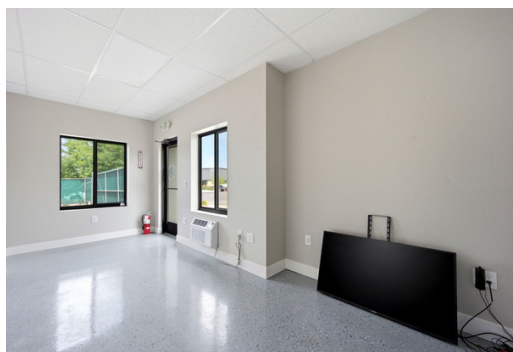
<u>E Hwy 24</u>	<u>North Academy Blvd</u>
2 Minutes	8 Minutes
<u>Hwy 21 (Powers)</u>	<u>Hwy 25</u>
5 Minutes	15 Minutes

AERIAL AND DEMOGRAPHICS

- Retail 
- Restaurants 
- World Golf & Sand Creek Course 
- Parks & Trails 
- Distillery 



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY MAP

