

# WAREHOUSE/SHOWROOM FOR SALE

TRENT PROPERTIES GROUP



## WAREHOUSE/OFFICE

5,000 SF

+ SMALL YARD

## PRICE

\$12 PSF + NNN

**\$10 through 2027!**

## ZONING

MX-L

## NNN

Est: \$3.25

## 2217 E BOULDER ST

COLORADO SPRINGS, CO 80909



This showroom/office/warehouse/yard has been thoughtfully upgraded with a new roof, insulation, electric, and lighting. It's turnkey for a business needing this ideal blend of spaces.

### TRENT PROPERTIES GROUP

2115 W COLORADO AVE

COLORADO SPRINGS, CO 80904

TrentPropertiesGroup.com

Amanda Miller Luciano

amanda@TrentPropertiesGroup.com

719.650.9913

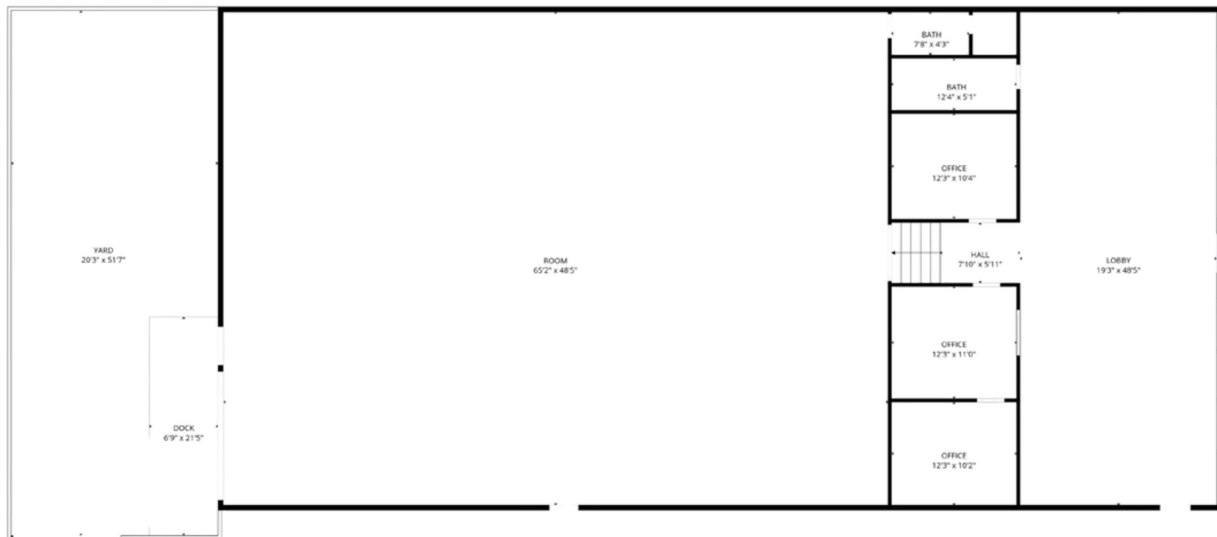


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# WAREHOUSE/SHOWROOM + OFFICE AND YARD

TRENT PROPERTIES GROUP

**2217 E BOULDER ST**  
**COLORADO SPRINGS, CO 80909**



## PERFECT BLEND OF SHOWROOM, OFFICE, WAREHOUSE

2217 E Boulder includes approximately 1,000 SF of well-lit showroom or bullpen office space at the front of the building with an ADA bathroom.

Then there are three hard-walled offices, and more than 3,000 SF of warehouse with 12' ceilings (10'8" to beams) and a second bathroom.

The dock high door at the rear of the building flows into a small enclosed yard.

Landlord has a plan to replace the dock-high with a drive-in and interior ramp if Tenant needs.



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