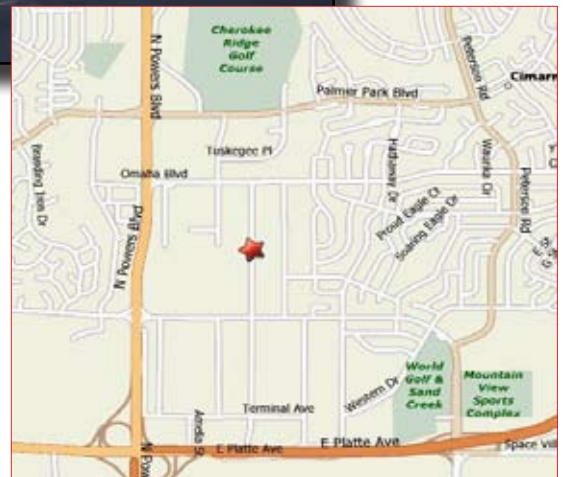


Office/Warehouse

PRICE REDUCTION



Price Reduced:	\$1,300,000 / \$69 PSF \$1,150,000 / \$61.38 PSF
Lease Rate:	\$4.00, NNN
Building Size:	18,736 SF
Available Space:	2,294 SF to 16,394 SF
Warehouse:	9,600 SF (can be subdivided)
Lot Size:	1.78 Acres
Ceiling Height:	+/- 16'
Loading:	Dock High Door

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FOR SALE / LEASE

1260 Valley Street • Colorado Springs, CO

