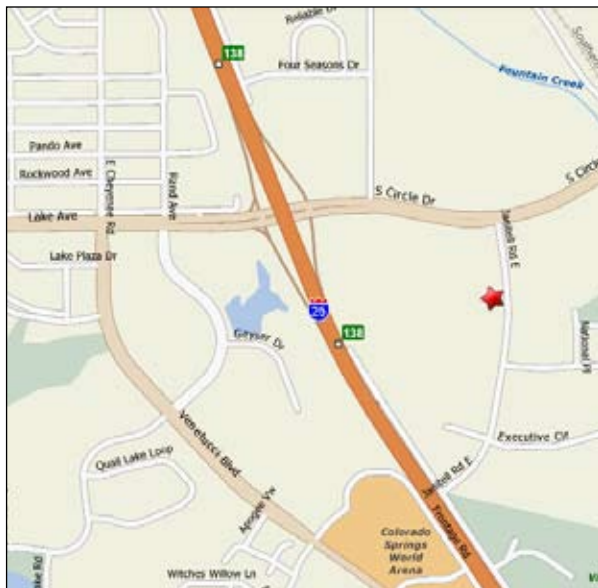


## FOR SALE/LEASE

2780 Janitell Road (East) • Colorado Springs, CO



**Sale Price**

**Reduced:** ~~\$850,000~~ **\$822,706.00/\$79.00 PSF**

**Lease Rate:** **\$6.25 PSF NNN**

**Building Size:** **10,414 SF**

**Available Space:** **2,122 SF to 10,414 SF**

**NNN:** **Estimated to be \$2.25 PSF**

**Lot Size:** **32,579 SF or .75 Acres**

**Ceiling Height:** **12'-14'**

**Loading:** **Potentially Six (6) Drive-in Doors**

**HVAC:** **100% Heated & Cooled**

**Electrical:** **+1,000 AMPS/480 Volt**

**Sprinkler System:** **100% Wet Coverage**

**John Rodgers, CCIM • President • [john.rodgers@peakcp.net](mailto:john.rodgers@peakcp.net) • 719.227.9988**

**Michael D. Stuard • Commercial Broker • [Mike@RE4Business.com](mailto:Mike@RE4Business.com) • 719.338.9566**

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