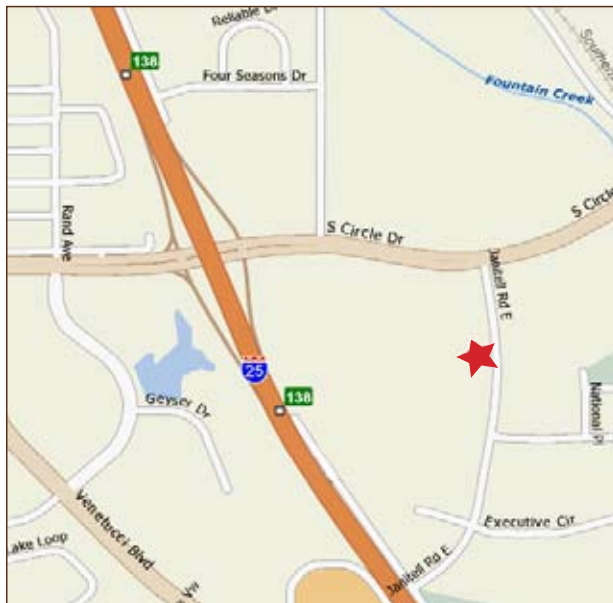


PRICE REDUCED



Sale Price Reduced:	\$822,706.00/\$79.00 PSF \$775,000.00/74.42 PSF
Lease Rate Reduced:	\$3.99 PSF NNN
Building Size:	10,414 SF
Available Space:	2,122 SF to 10,414 SF
NNN:	Estimated to be \$2.00 PSF
Lot Size:	32,579 SF or .75 Acres
Loading:	Drive-in Doors
HVAC:	100% Heated & Cooled
Electrical:	+1,000 AMPS/480 Volt
Sprinkler System:	100% Wet Coverage

Michael D. Stuard • Commercial Broker • Mike@RE4Business.com • 719.338.9566

FOR SALE/LEASE

2780, 2782 & 2790 Janitell Road (East)
Colorado Springs, CO

