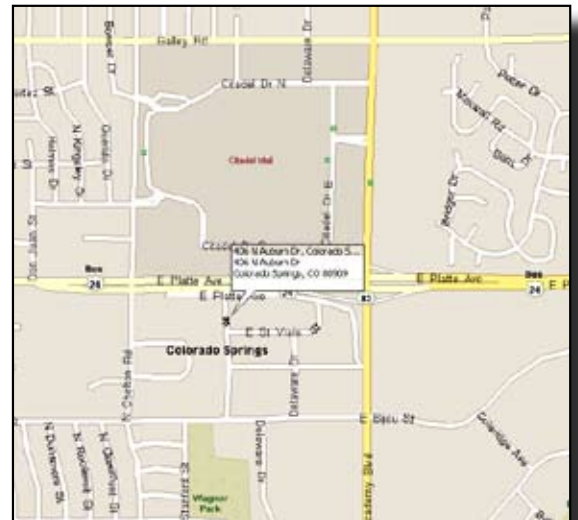


For Sale/Lease

406 Auburn Drive • Colorado Springs, CO



Sale Price:	\$352,300
Lease Rate:	\$5.99, NNN
Property Size:	+/- 4,697 SF on +/- 13,846 SF Lot
Loading:	1 Van high (drive-in can be added)
Other:	Property includes recent upgrades to electrical and new roof.

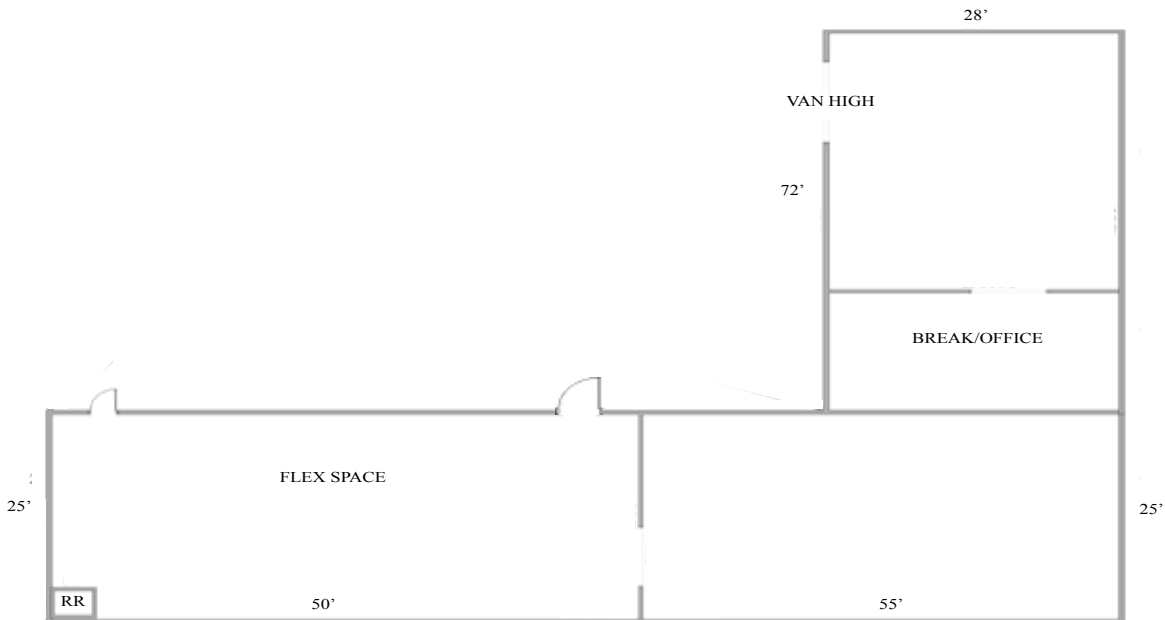


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* Bonus mezzanine 20 x 13
** All measurements are estimates.