Office/Warehouse Building ■ For Sale/Lease

2748-2778 Janitell Rd, Colorado Springs, CO 80906 ■ $2.75M Sale Price ■ $12.50 PSF, NNN Base Lease Rate





NEAR CIRCLE & JANITELL

GRADE-LEVEL OVERHEAD DOORS

PROPERTY HIGHLIGHTS

- Five office/warehouse suites ranging from ±1,725 up to 11,504 SF contiguous SF available starting at $12.50 PSF, NNN.
- MX-M zoned building that accommodates a wide variety of office, light industrial, & service-commercial uses.
- 10'x10' grade-level overhead doors & rear loading for efficient operations & deliveries in select units.

LOCATION ADVANTAGES

- Located just off I-25 near the Circle/Janitell interchange, providing quick access to downtown Colorado Springs, Fort Carson & the south metro area
- Positioned in an established business park with neighboring users such as auto services, trades, & professional offices that drive complementary traffic.

SOCO Commercial Real Estate, LLC
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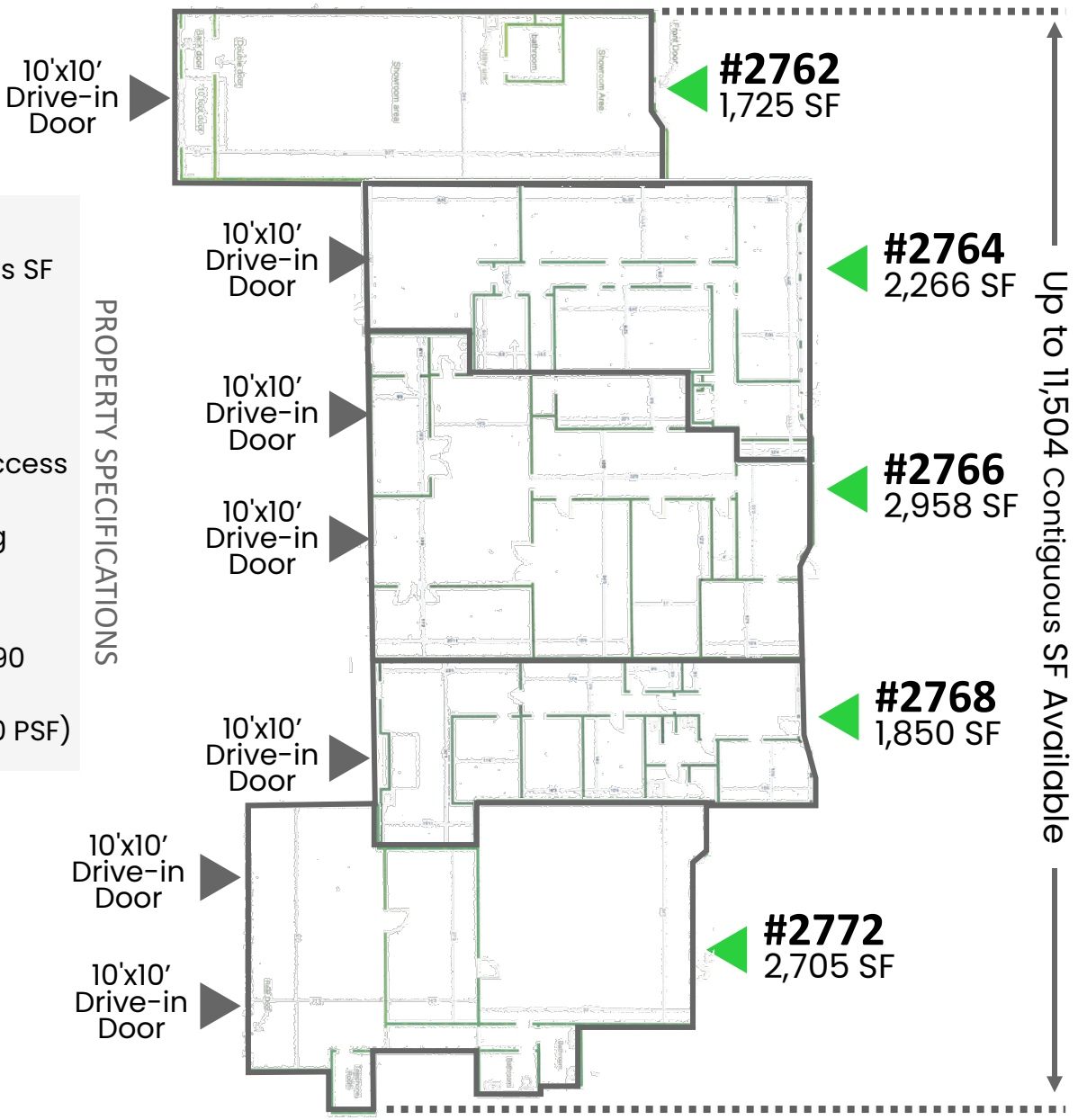
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Aerial & Floor Plans



PROPERTY SPECIFICATIONS

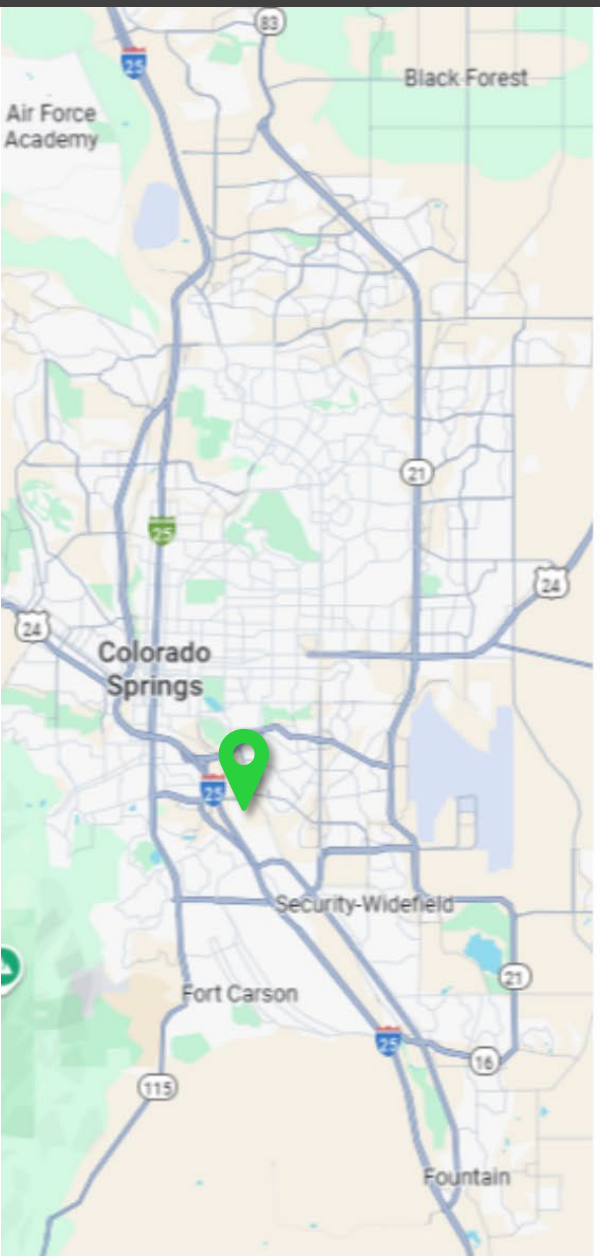
- 24,904 SF GLA
- Up to 11,504 contiguous SF available
- Office/warehouse
- Built 1978
- Zoned MX-M
- Excellent visibility & access to I-25
- Ample on-site parking
- Close to bus line
- Signage available
- Base rent $12.50 + $3.90 PSF NNN Expenses
- Sale Price $2.75M ($110 PSF)

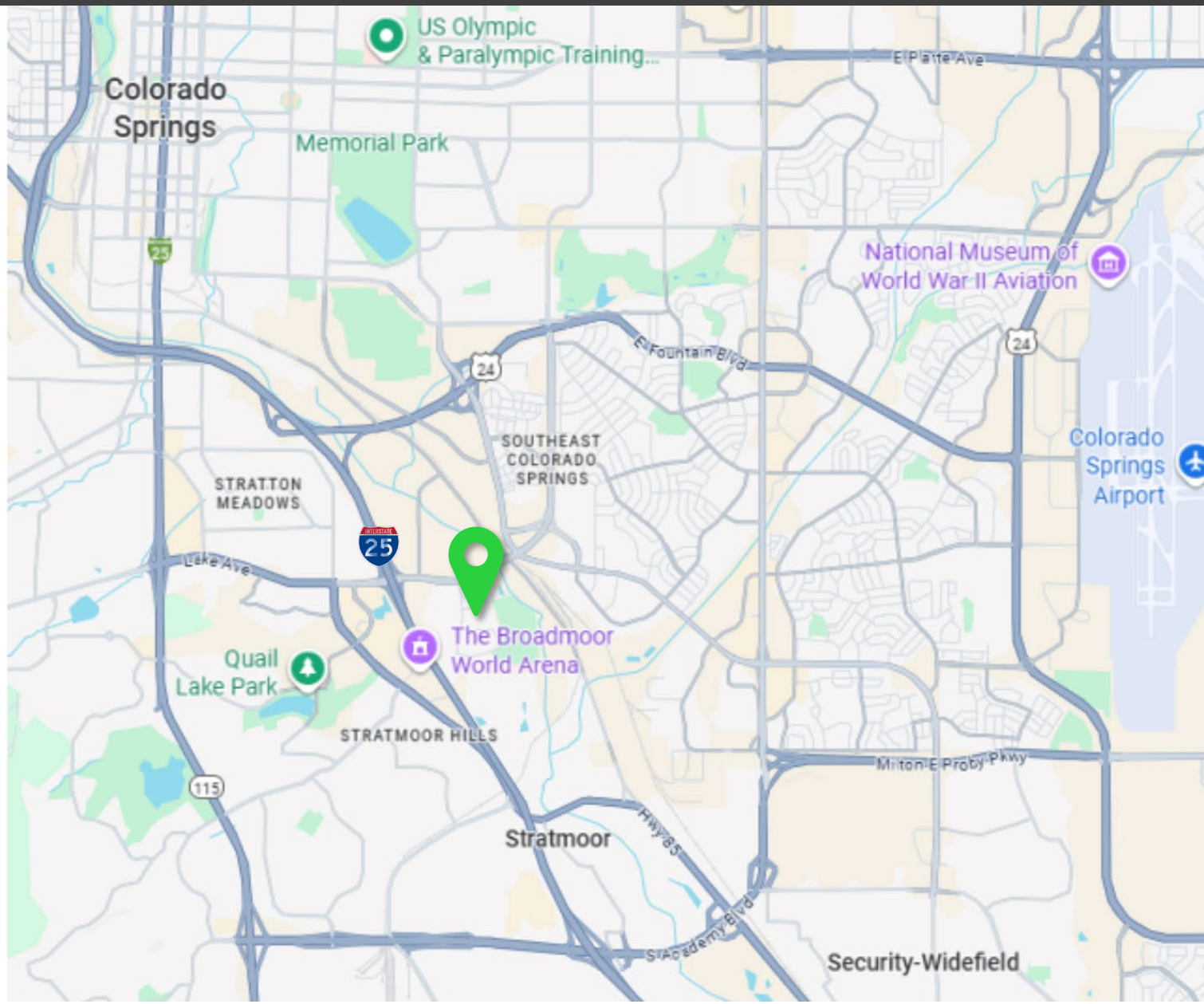


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Vicinity Maps





Located just off **I-25** near the **Circle/Janitell** interchange, providing quick access to downtown Colorado Springs, Fort Carson & the south metro area

- 5.0 miles / 8-minute drive to Downtown Colorado Springs
- 4.6 miles / 9-minute drive to Fort Carson
- 6.8 miles / 12-minute drive to Colorado Springs Airport