



OLIVE
REAL ESTATE
GROUP, INC.

FOR SALE/LEASE INDUSTRIAL

706-720 ARRAWANNA STREET, COLORADO SPRINGS, CO 80909



FOR SALE/LEASE

Sale Price: \$800,000.00

Building Size: 8,072 SF

Available Space:

- Suite 706 - 2,000 SF
 - Suite 710 - 2,000 SF
- Total = 4,000 SF

Lease Price: \$10.00/SF MG

Land Size: 19,701 SF

Zoning: C6

Year Built: 1986

PROPERTY DESCRIPTION

Stand-alone Owner/User building for sale and for lease. 4,000 SF available immediately with 50/50 office/warehouse layout. Remaining tenancy is currently month to month. Tenant willing to sign longer term lease or vacate upon sale of property. Building has 4(12' x 14') overhead doors.



Jeremy Shirley
jeremys@oliverereg.com

Michael J. Scruggs II
mscruggs@oliverereg.com

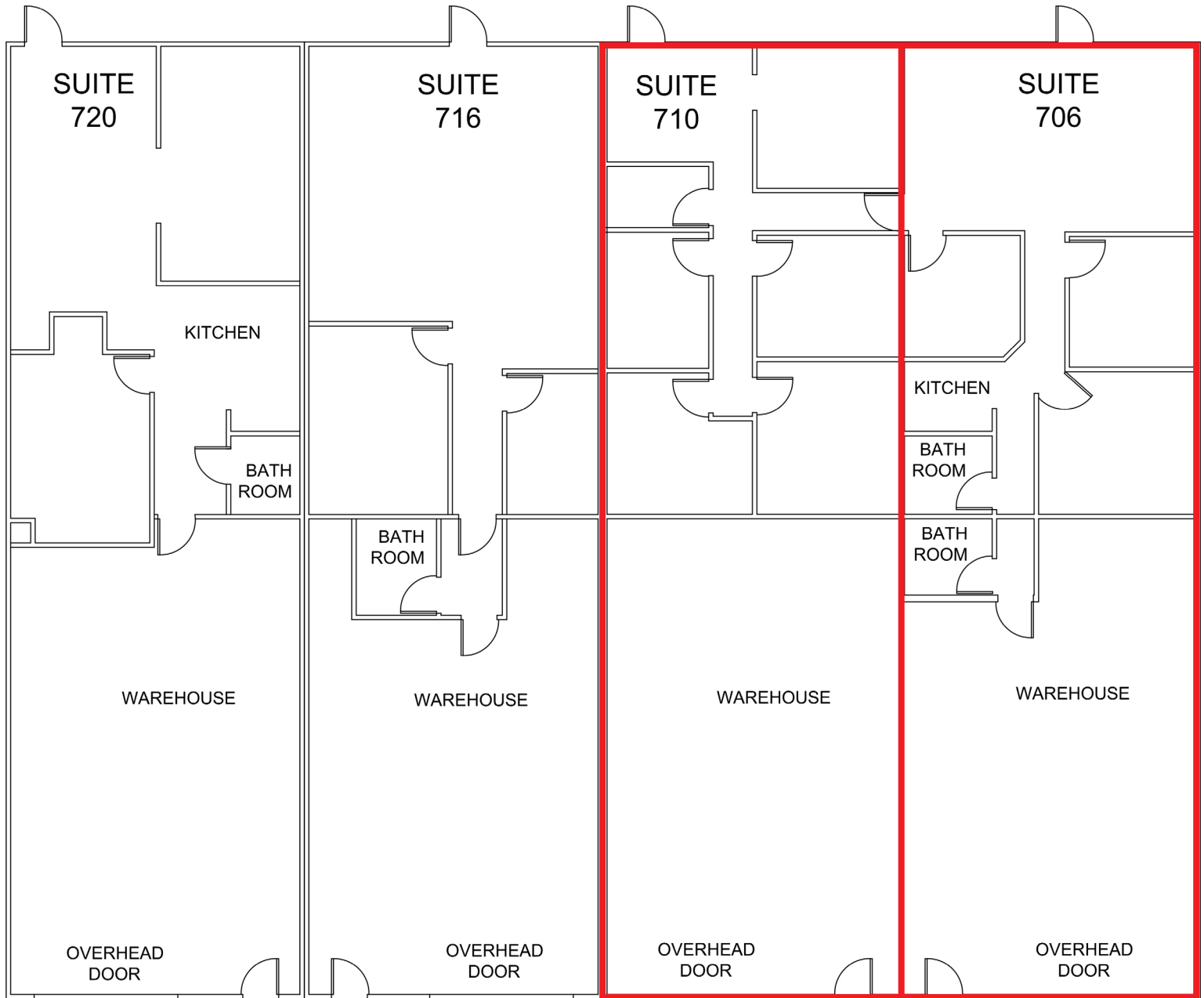
102 N. CASCADE AVE, SUITE 250, COLORADO SPRINGS, CO 80903 • t. 719.598.3000 f. 719.578.0089 www.oliverereg.com

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AVAILABLE
4,000 SF