

OFFICE / WAREHOUSE

SINGLE USER OR 1-4 TENANT BUILDING
FOR SALE OR LEASE

TRENT PROPERTIES GROUP



PROPERTY SUMMARY

LIST PRICE: \$1,175,000

BUILDING: 9,600 SF

LOT: 33,196 SF

YEAR BUILT: 1984

ZONING: MX-M AO

2025 TAXES: \$8,634

250 RUSKIN DR

COLORADO SPRINGS, CO 80910



HIGHLIGHTS

- Lease Rate: \$13/SF Modified Gross
- Incredibly versatile property can be used as 1, 2, 3, or 4 units, each approx. 2,400 SF
- Two warehouse spaces with 14' clear height, one with dock height door and one with ground level roll-up. Additional garage space with dock height door.
- Each unit has separate HVAC, utilities, and two restrooms
- Easy access to Hwy 24, Interstate 25, Powers Blvd, and the airport

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2115 W COLORADO AVE
COLORADO SPRINGS, CO 80904

TrentPropertiesGroup.com

Contact Listing Brokers for Additional Information

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JERRY TRENT

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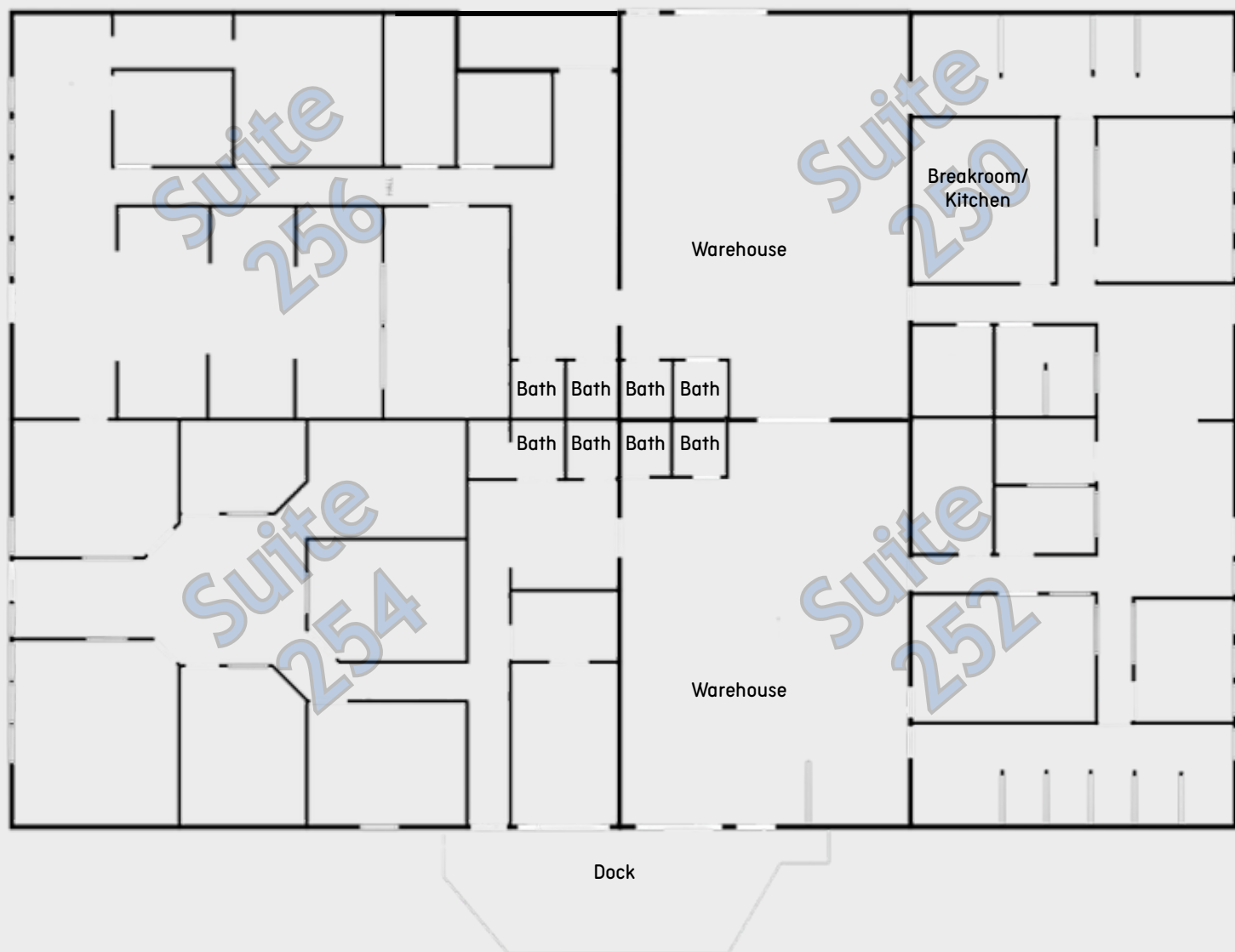
DEANNE WALKER

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FLOOR PLAN



FUNCTIONALITY, FLEXIBILITY, AND INCOME POTENTIAL

Excellent opportunity for an investor or growing owner-occupant with multiple options for occupancy and income generation. The building can be configured as one to four individual suites, allowing an owner to occupy the space needed for current operations while leasing additional portions of the property to generate rental income, providing the ability to adapt to business growth, changing space requirements.

The existing layout provides a functional combination of office space and accessible warehouse space, and the property grounds offer ample space for on-site parking or fenced yard space.

The property is well suited for a wide range of potential uses including office, showroom, office/warehouse, distribution, storage and fulfillment, construction-related businesses, service businesses, and adult or child daycare.

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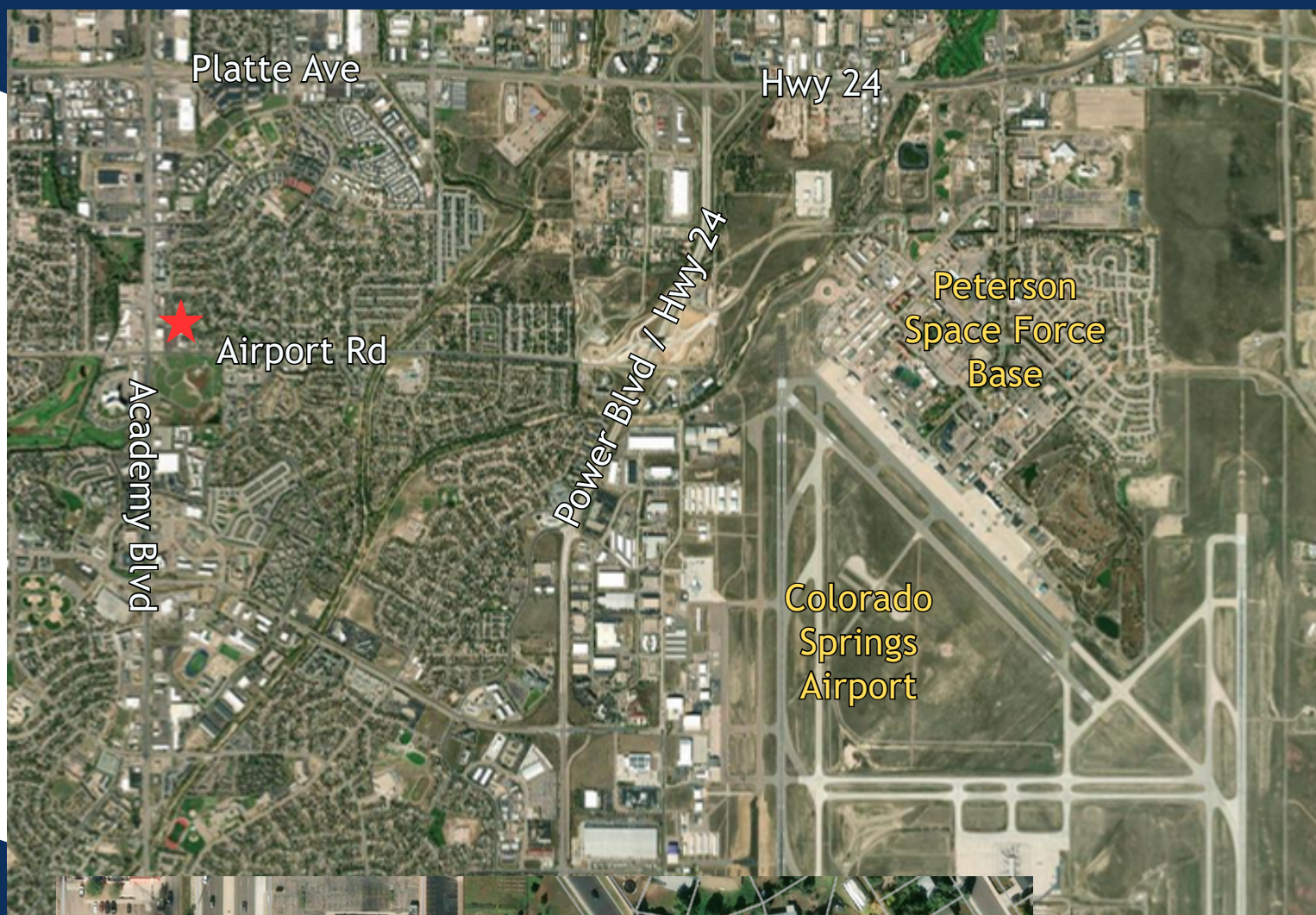
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