

WAREHOUSE FOR SALE OR LEASE

TRENT PROPERTIES GROUP



BUILDING

4,000 SF

2,800 SF warehouse

LOT

23,868 SF

GI and LI Zoning

BUILT

1992

Taxes

2024: \$6,973

3060 DELTA DRIVE

COLORADO SPRINGS, CO 80910



Excellent turnkey office/warehouse property with a fenced yard. Property includes 2,800 Sf of warehouse, two hard-walled offices, conference room and 2 bathrooms - one with a shower.

TRENT PROPERTIES GROUP

2115 W COLORADO AVE

COLORADO SPRINGS, CO 80904

TrentPropertiesGroup.com

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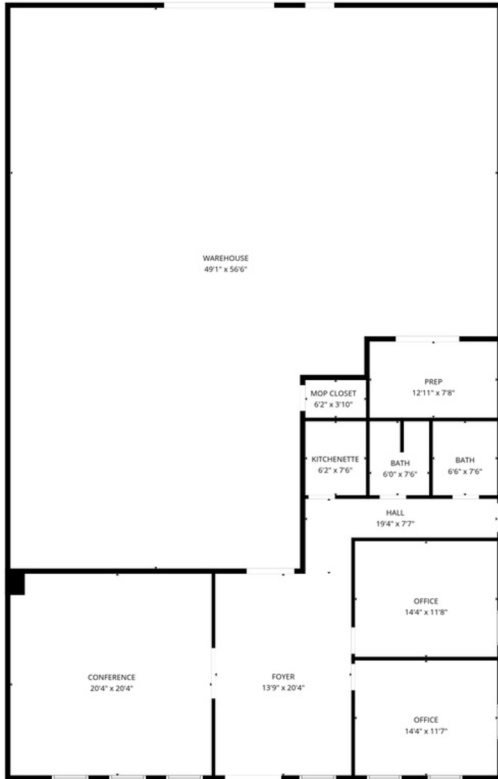


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OFFICE/WAREHOUSE FOR SALE OR LEASE

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3060 DELTA DRIVE
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OFFICE/WAREHOUSE WITH YARD

There are not many buildings like this in town. This straightforward and well-maintained office/warehouse building has just the right mix of office and warehouse space with a well-sized fenced yard, and a dedicated parking lot in front. There are two hard-walled offices, a conference room and kitchenette.

The roof was replaced in 2023. Furniture and storage containers could be included in the lease or sale. Landlord/Seller would prefer to maintain use of or lease back one container short term.

- **10' clearance drive-in door**
- **Fenced Yard**
- **Newer roof**
- **400 amp 3 phase electric**

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