

GENERAL INDUSTRIAL ZONING WITH 4 BUILDINGS

TRENT PROPERTIES GROUP



PROPERTY SUMMARY

LIST PRICE: \$1,100,000

APPRX 4 BLDG SF: 8,110 SF

OFFICE/WAREHOUSE: 3,050 SF

OFFICE: 3,072 SF

AUTO BODY SHOP: 1,260 SF

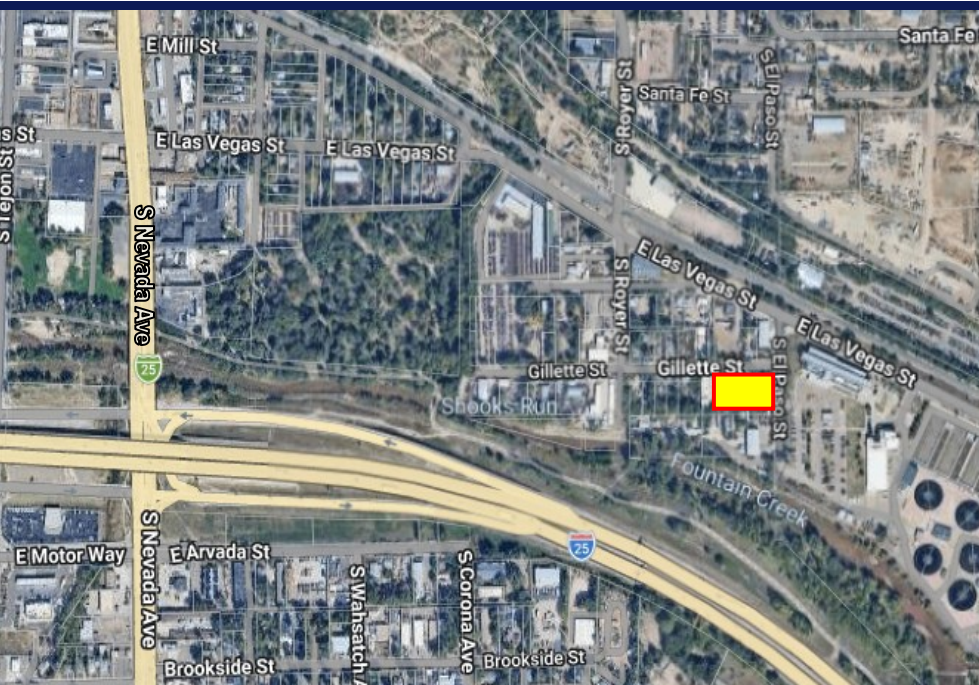
FREESTANDING GARAGE: 728 SF

LOT SIZE: 26,400 SF

ZONING: GI

2025 TAXES: \$3,819

1200 S EL PASO ST
COLORADO SPRINGS, CO 80903



- > General Industrial zoned property allows for a wide variety of uses
- > Parcel has 4 buildings and an additional 20'x30' concrete pad (current metal building on pad is tenant owned)
- > Fully fenced, some interior fencing between buildings
- > Office duplex has full kitchen and bathroom in each unit.
- > Office/Warehouse has separate entrances for main floor and basement. Main floor has 3/4 bath and kitchen area. Basement has ramp access, a 3/4 bath, and rock floor.
- > Single parcel includes addresses 1200 & 1204 S El Paso St, and 633 & 637 E Gillette St

TRENT PROPERTIES GROUP

2115 W COLORADO AVE
COLORADO SPRINGS, CO 80904

TrentPropertiesGroup.com

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All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice. PROSPECTS SHOULD CAREFULLY VERIFY EACH ITEM OF INFORMATION CONTAINED HEREIN.

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OFFICE DUPLEX



FREESTANDING GARAGE



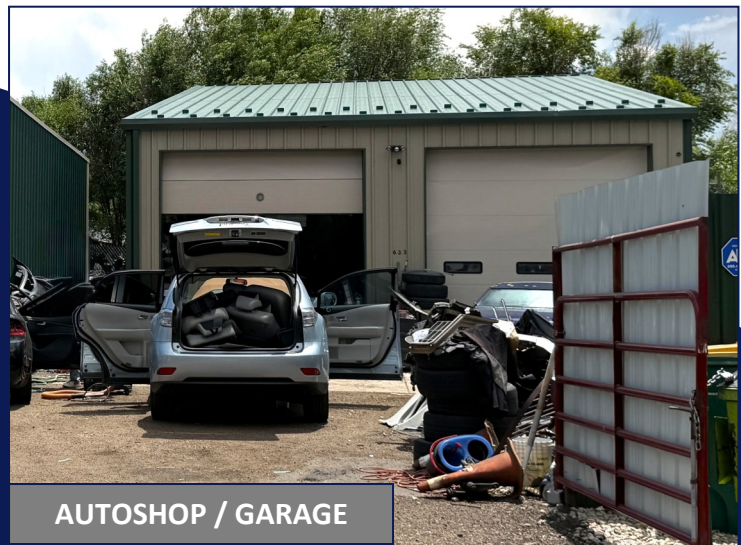
OFFICE DUPLEX



OFFICE & GARAGE



OFFICE/WAREHOUSE



AUTOSHOP / GARAGE

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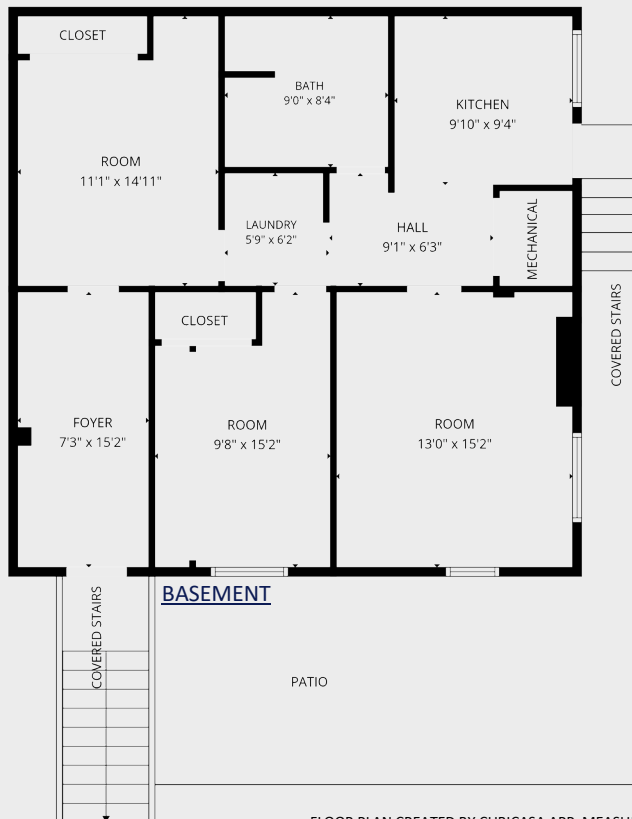
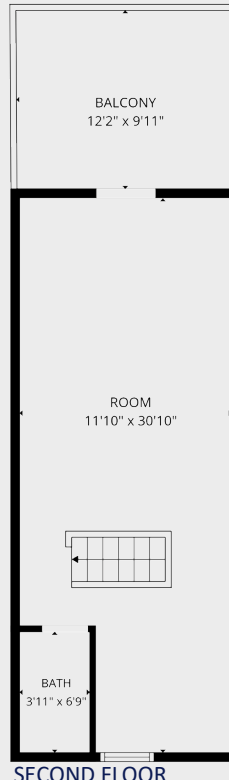
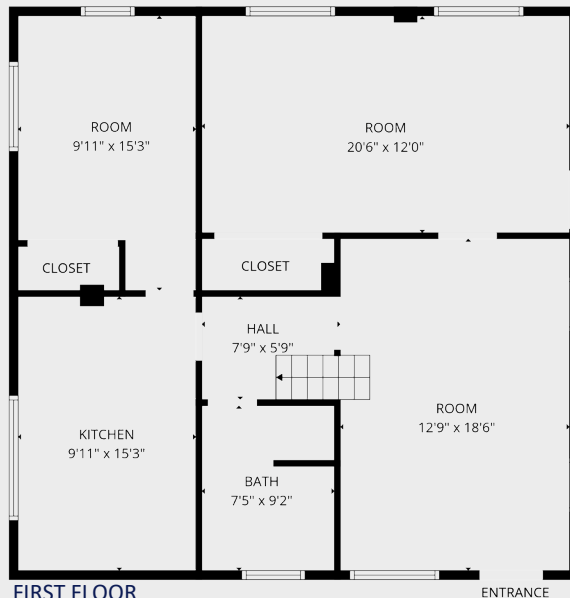
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DUPLEX OFFICE



FLOOR PLAN CREATED BY CUBICASA APP, MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

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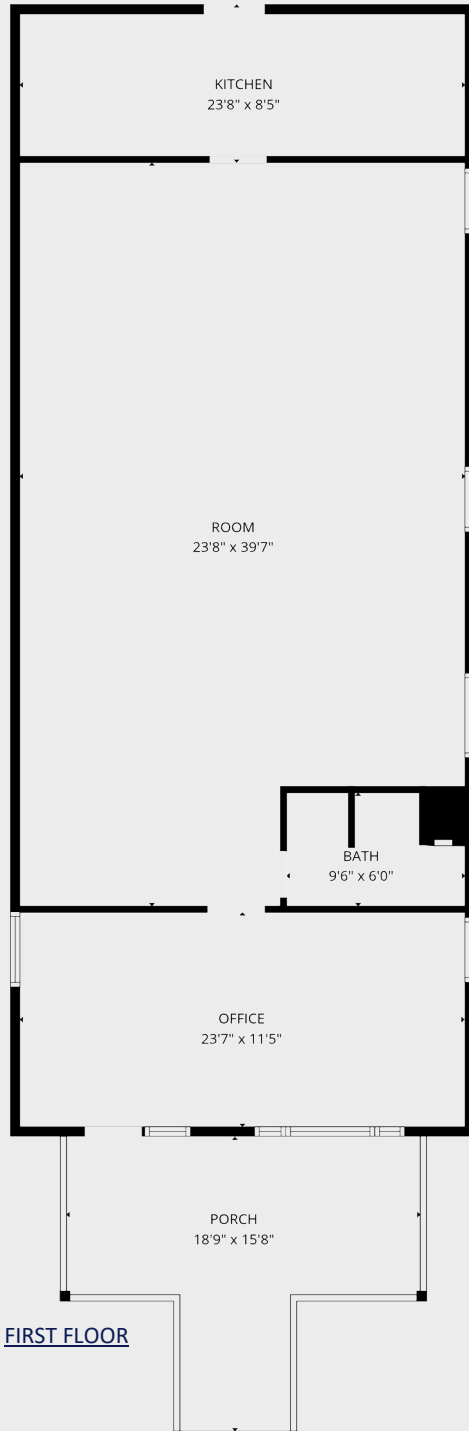
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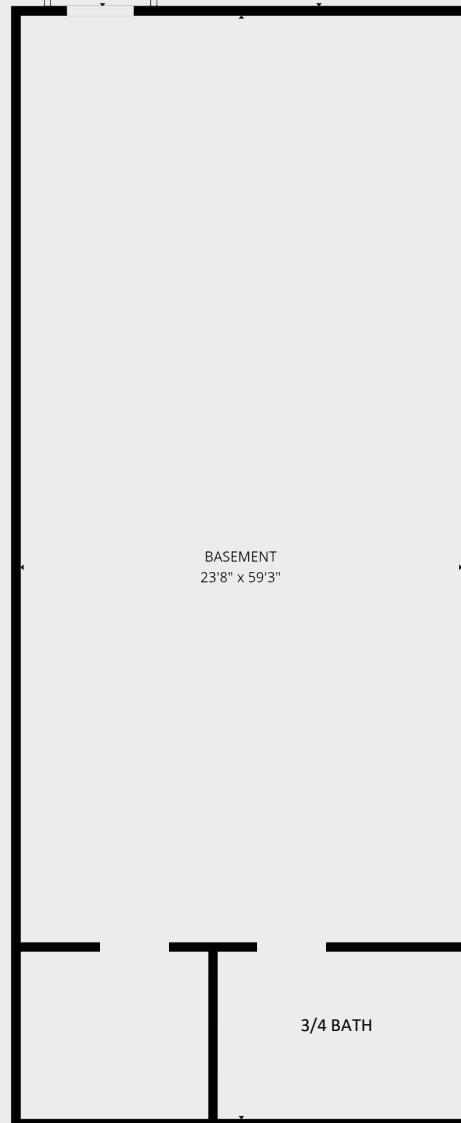
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OFFICE WAREHOUSE



COVERED DECK
5'4" x 19'3"

PATIO
16'9" x 19'3"



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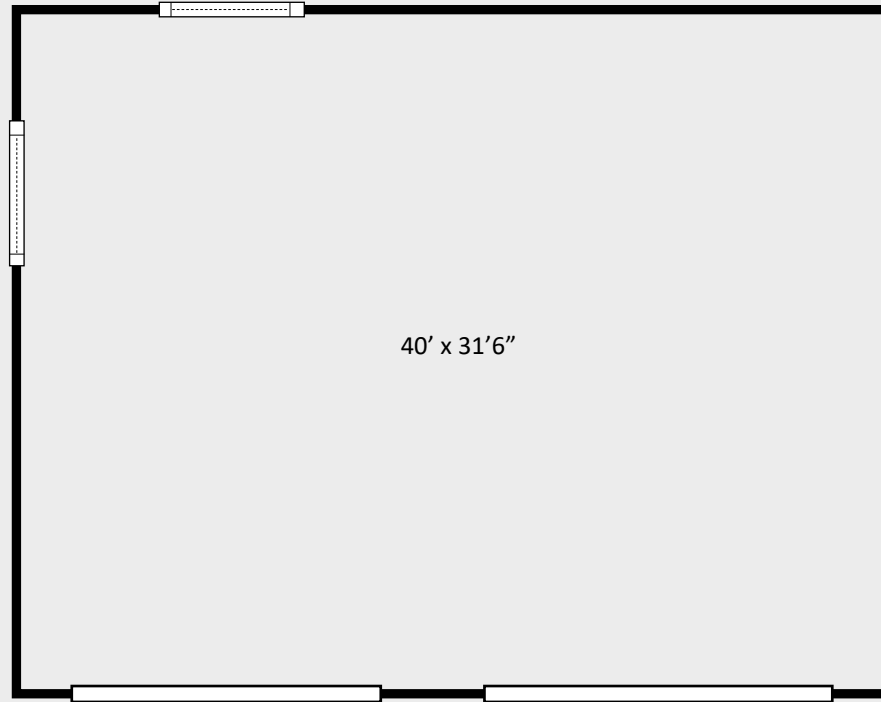
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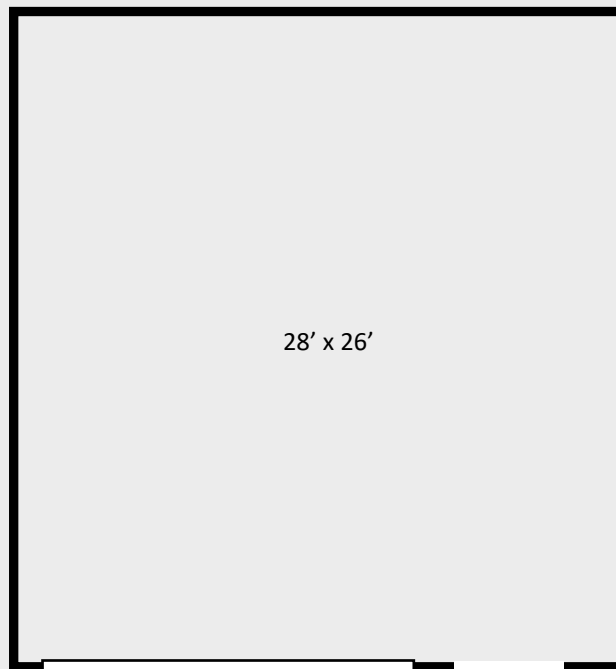
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AUTOSHOP / GARAGE



40' x 31'6"

FREESTANDING GARAGE



28' x 26'

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