

# INDUSTRIAL PROPERTY

FOR SALE

8025 IRON TOWER COURT

Colorado Springs, CO 80939



**COLE UNDERWOOD**

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**REMAX**  
PROPERTIES

4272 Promenade Drive Suite 100  
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## PROPERTY INFORMATION

SALE PRICE: \$2,495,000.00  
BUILDING SIZE: 9,691 SF  
LOT SIZE: 1.07 AC  
ZONING: LI AO  
YEAR BUILT: 2022  
SECONDARY TYPE: FLEX, INDUSTRIAL, & WAREHOUSE



## PROPERTY DESCRIPTION

GREAT INDUSTRIAL PROPERTY JUST OFF OF MARKSHEFFEL RD. PROPERTY CONSISTS OF 9,691 SQUARE FEET AND SITS ON A 1.07 ACRE LOT. FULLY FENCED STORAGE YARD ALONG WITH OFF STREET PARKING UP FRONT. BUILDING HAS ROUGHLY 1,500 SQUARE FEET OF OFFICE SPACE AND REMAINDER IS WAREHOUSE. 2 OVERHEAD DOORS LEADING TO THE FENCED YARD. CURRENT ZONING IS LI AO.

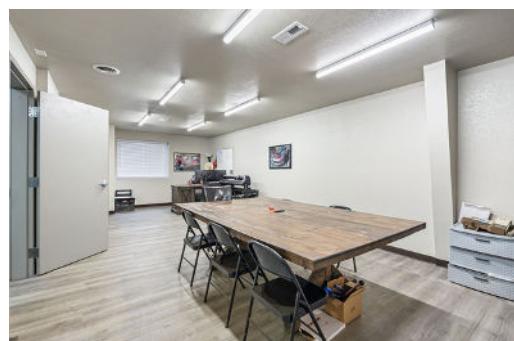
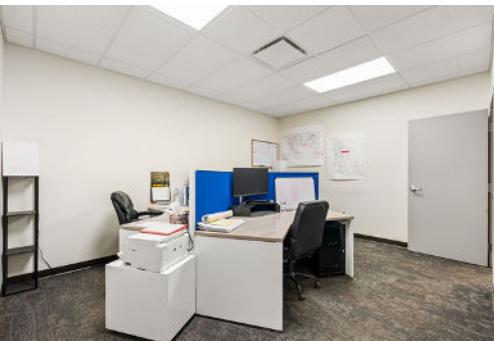
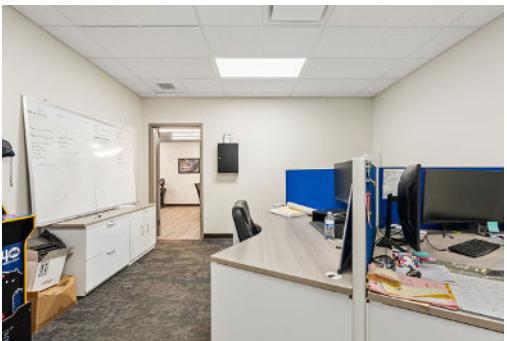


## PROPERTY HIGHLIGHTS

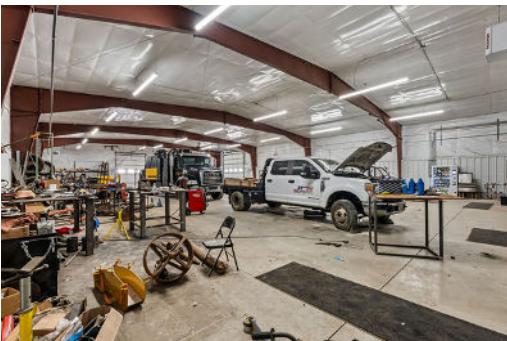
- EASY ACCESS TO POWERS & HWY 24
- FULLY FENCED & SECURE STORAGE YARD
- 1,500 SQ FT FINISHED OFFICE SPACE



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY MAP

