

FOR LEASE | FOR SALE

Available: 6,274 SF | Building: 12,545 SF  
Drive-In and Dock High Loading



155 MOUNT VIEW LN  
COLORADO SPRINGS, CO 80907

PROPERTY SUMMARY

**Location:** 155 Mount View Ln,  
Colorado Springs, CO 80907

**Zoning:** M-1 (Light Industrial)

**Space Available:** **Unit 145**  
Total Available: 2,831 SF  
Office SF: 424 SF  
Warehouse SF: 2,407 SF

**Unit 155**  
Total Available: 3,443 SF  
Office SF: 405 SF  
Warehouse SF: 3,038 SF

\*Additional 501 SF of Mezzanine SF  
not included in measurements

Contiguous Available SF: 6,274 SF

**Clear Height:** 16'

**Loading:** Loading: 1 Drive-In (10'X10');  
1 Dock High (8'X10')

**Lease Rate:** \$11.00/SF NNN

**NNN Expenses:** \$3.40/SF (Estimate)

**Sale Price:** Contact broker for pricing

**Monthly Total:** Unit 145: \$3,397 (estimate)  
Unit 155: \$4,118 (estimate)

**Parking:** 25 Off-Street

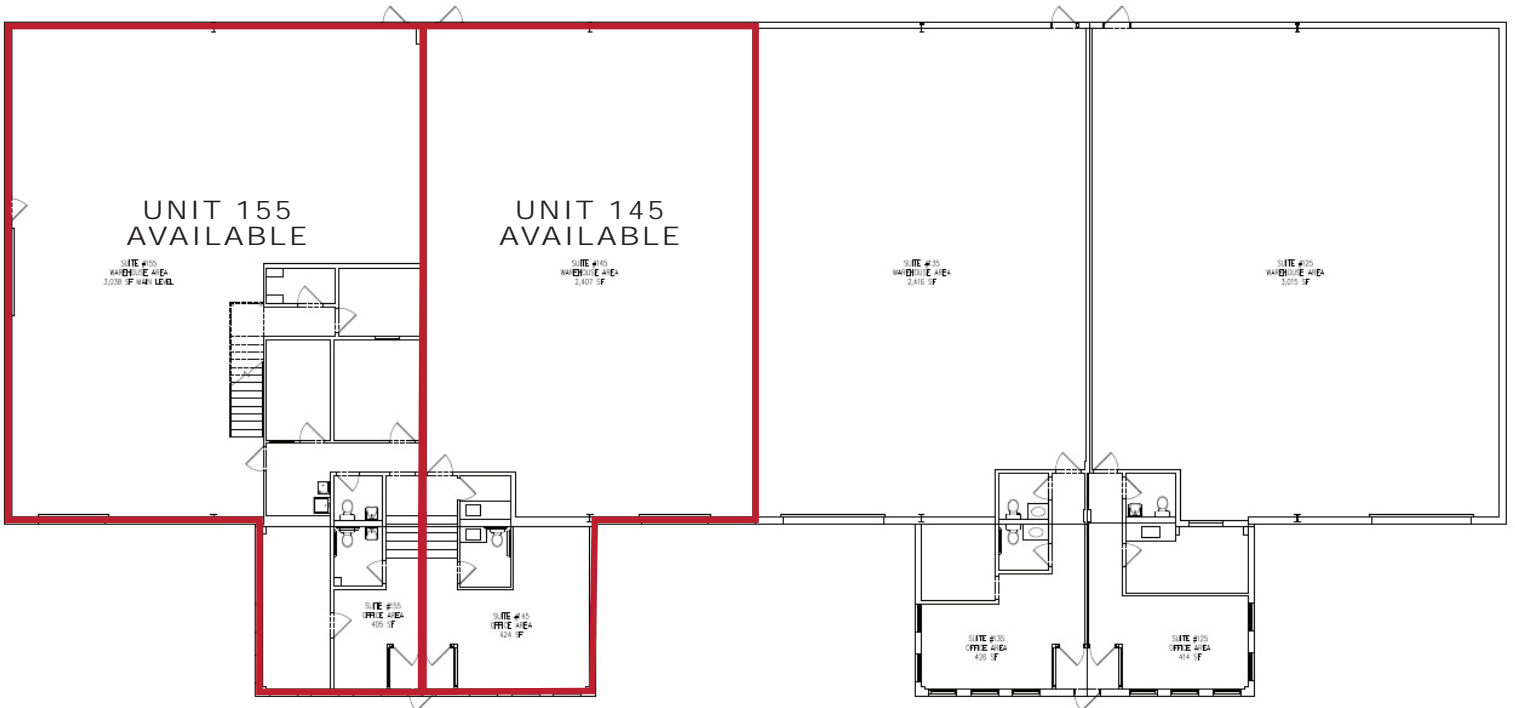
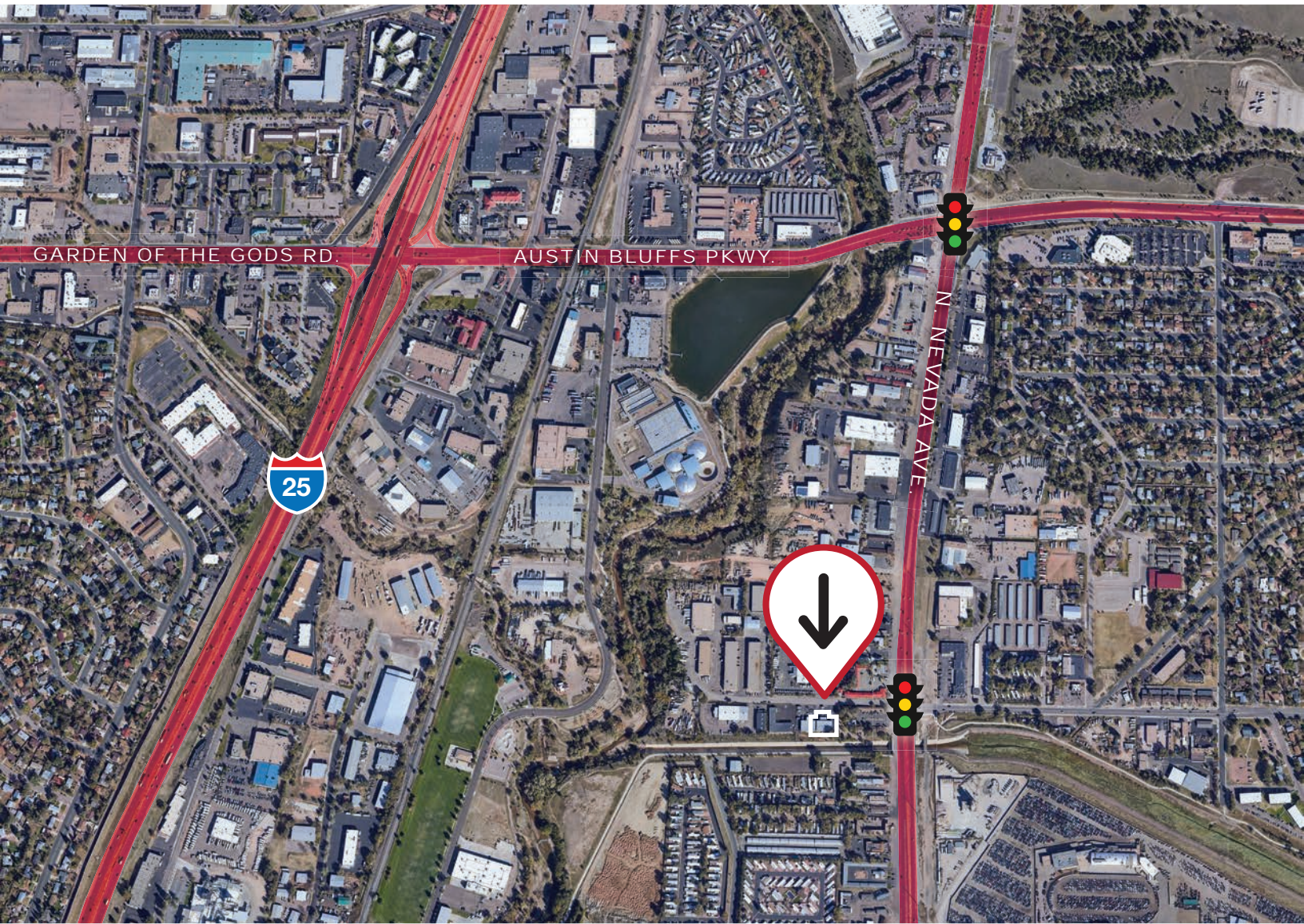
**Location:** Immediately off N Nevada Ave  
offering quick access to I-25

Winters Heafey  
(C) 720-666-0512  
winters@brockman.group



Chris Student  
(C) 952-201-5676  
management@brockman.group

# AREA MAP



# PHOTOS



## DISCLOSURE

This information contained herein was obtained from sources deemed to be reliable; however, Brockman Group LLC, Chris Student, Winters Heafey, Justin Brockman and our affiliates make no guarantees, warranties or representations as to the completeness or accuracy thereof.