

Sale Leaseback Opportunity
Industrial Building with Outdoor Storage
8,050 SF Building | 1.0 AC Lot



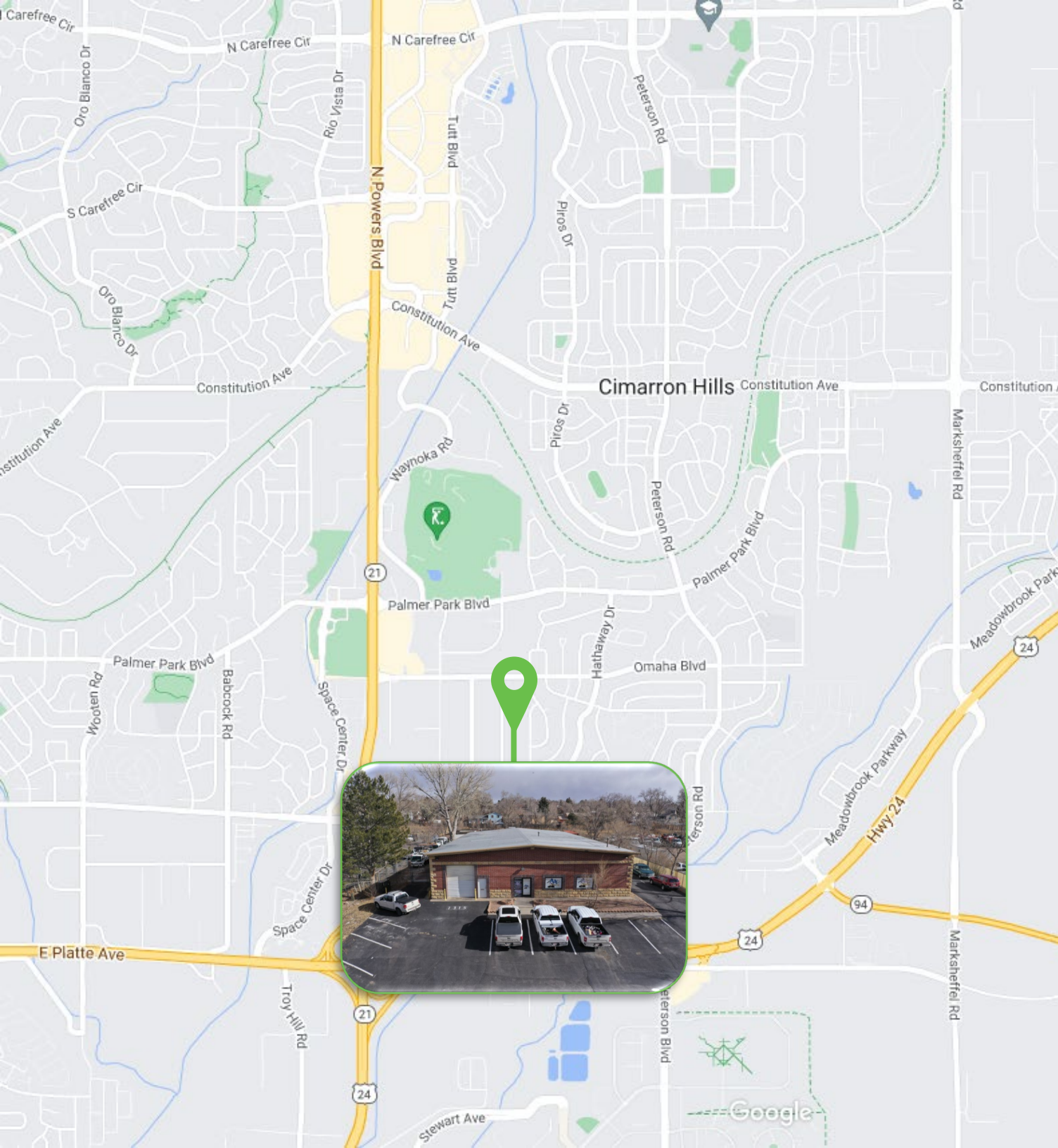
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REQUIRED
PROPERTIES

FOR SALE

1315 Ford St, Colorado Springs, CO 80915

Price: \$1,800,000



LEAD CONTACT

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REQUIRED
PROPERTIES

Address	1315 Ford St Colorado Springs, CO 80915
County	El Paso
Price	\$1,800,000
Cap Rate	7.0%
NOI	\$126,000
Building Size	8,050 SF
Land Size	43,560 SF (1.0 AC)
Clear Height	16' (to be verified)
Year Built	1981
Loading	Drive-Ins: 5
Zoning	I2

LEASE INFORMATION

Tenant	AA Striping
Lease Start	COE
Lease Term	5 Years
Options	1, 5-Year
Lease Type	NNN





TENANT INFORMATION

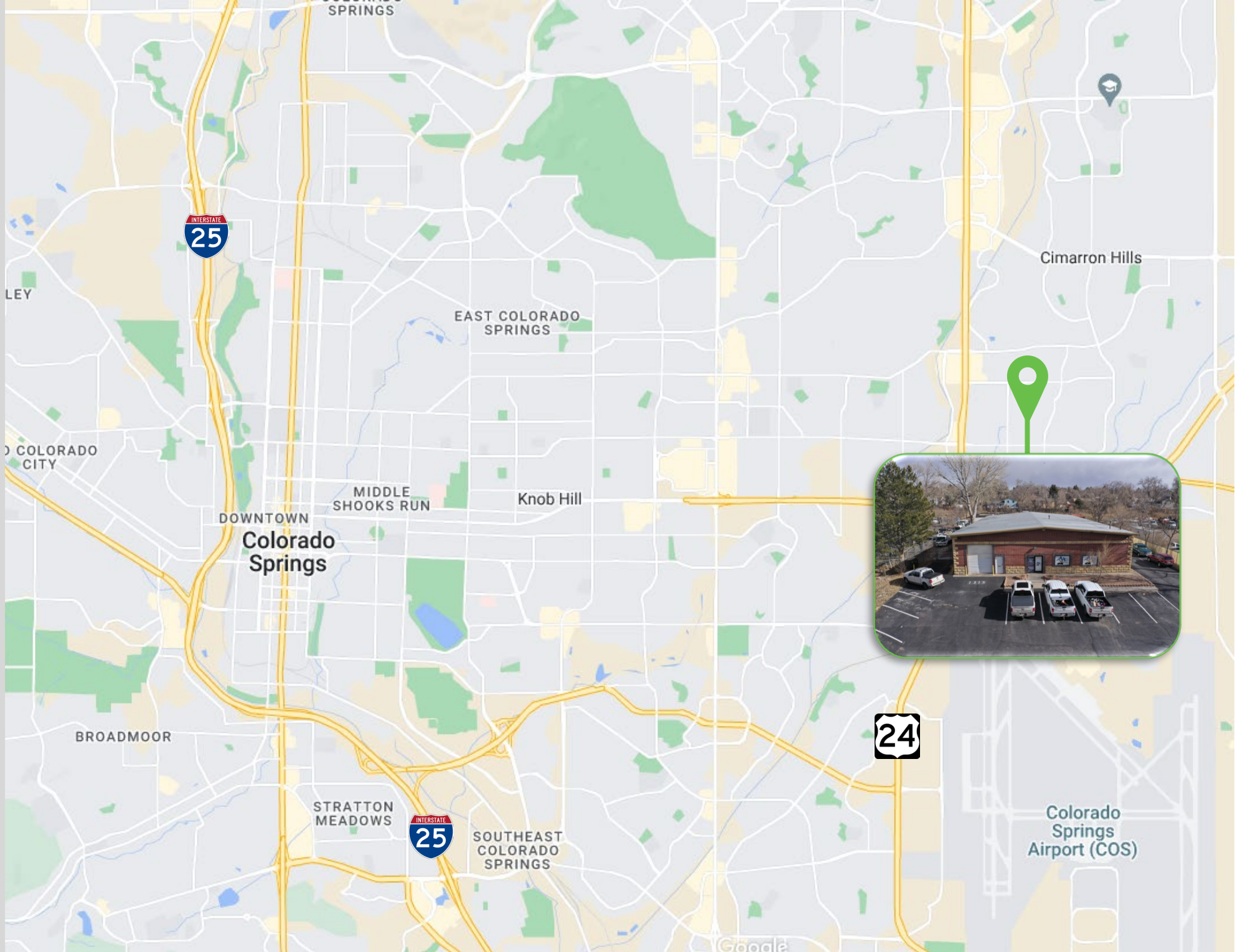
- AA Striping is the "go-to" company in the southern Colorado region for all your parking lot maintenance and road marking needs. From professional re-striping to custom parking lot and road layouts, they do it all with the highest regard for detail and precision.

BUILDING

- 5 Drive-In doors and a clear height of 16'
- Secure fenced in storage

LOCATION

- Great access to Highway 24 and N Powers Boulevard
- Minutes from Colorado Springs Airport and Downtown Colorado Springs





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