

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



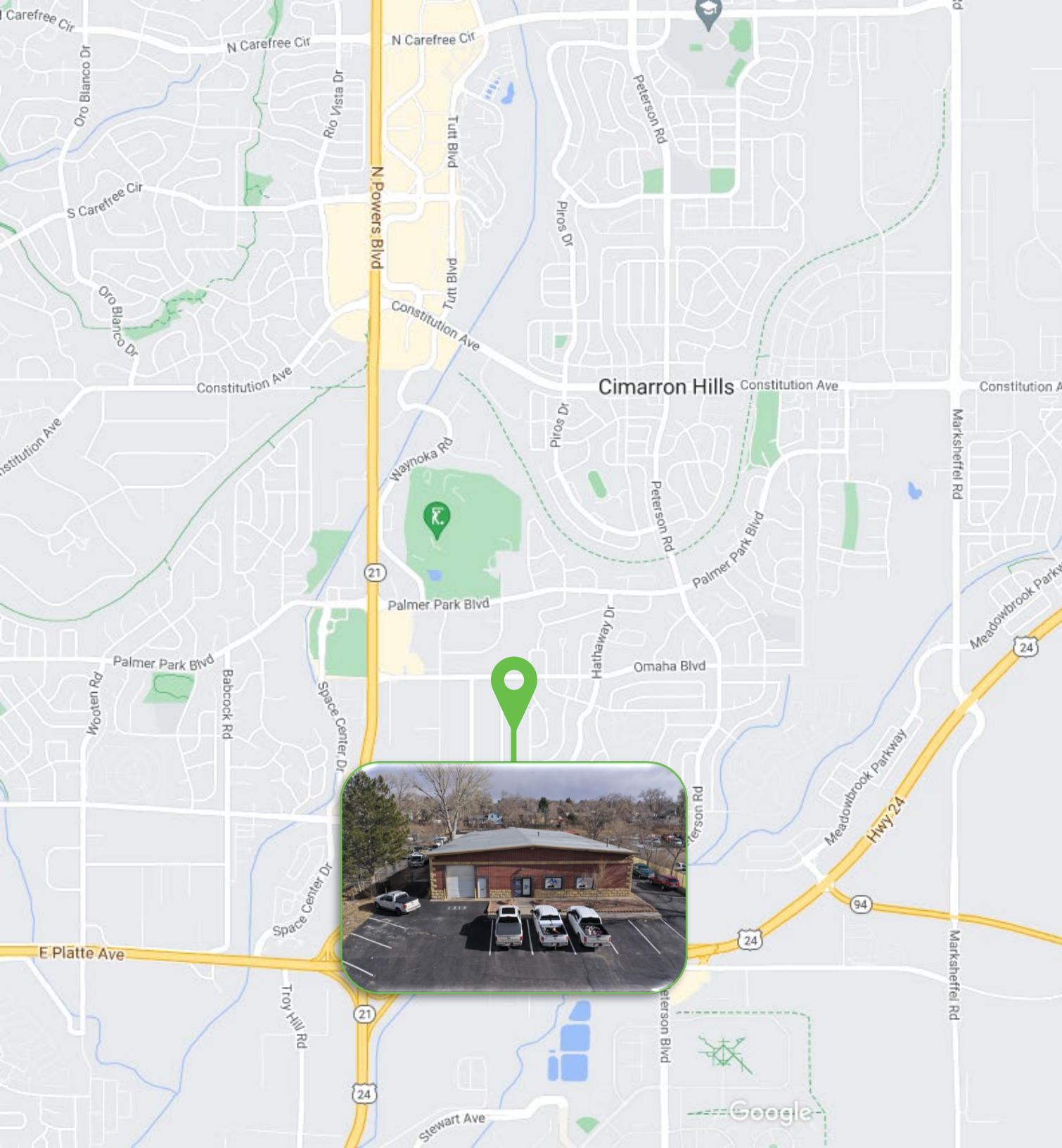
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REQUIRED
PROPERTIES

FOR SALE

1315 Ford St, Colorado Springs, CO 80915

Price: \$1,800,000



LEAD CONTACT

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REQUIRED
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PROPERTY OVERVIEW

| | |
|---------------|--------------------------------------------|
| Address | 1315 Ford St Colorado Springs, CO 80915 |
| County | El Paso |
| Price | \$1,800,000 |
| Cap Rate | 6.0% |
| NOI | \$108,000 |
| 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.

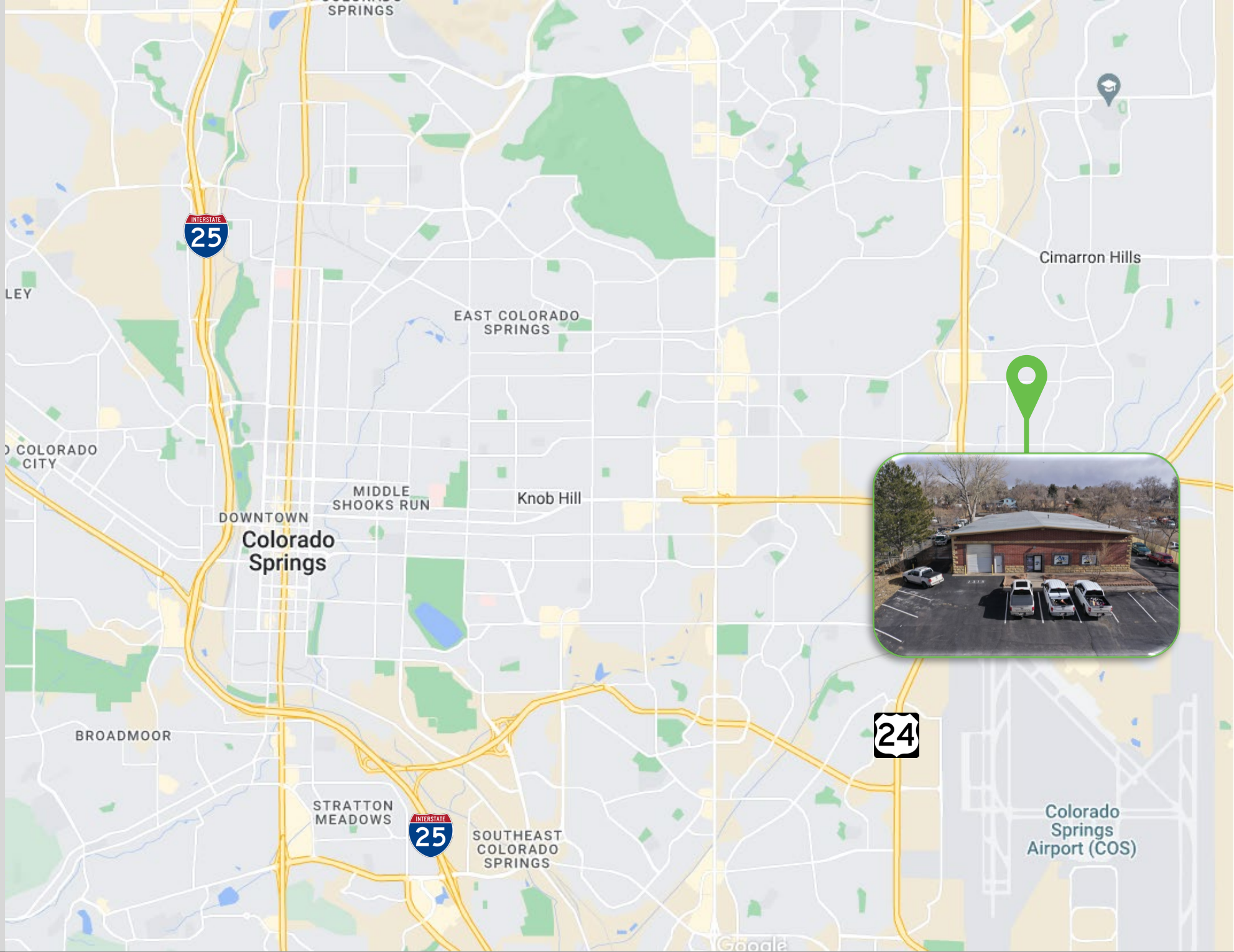
BUILDING

- 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

AREA MAP



PHOTOS



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This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat the Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Required Properties LLC. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Required Properties LLC at your earliest convenience.



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