



Owner User Opportunity
3,429 SF Available for Immediate Occupancy
Multitenant Flex/Industrial
Central Colorado Springs Location

R
REQUIRED
PROPERTIES

155 MOUNT VIEW LANE

Colorado Springs, CO 80907

Price: \$2,100,000

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REQUIRED
PROPERTIES



Address	155 Mount View Lane Colorado Springs, CO 80907
Price	\$2,100,000
Price/SF	\$167
Building Size	12,545 SF
Land Size	37,864 SF
Units	4
Year Built	1985
Zoning	M1 Light Industrial
Parking	25 Off-Street Spaces
Clear Height	16'
Loading	3 Drive-in (10'X10') 2 Dock High (8'X10')

Site

Fully fenced site with permissible outdoor storage use.

Location

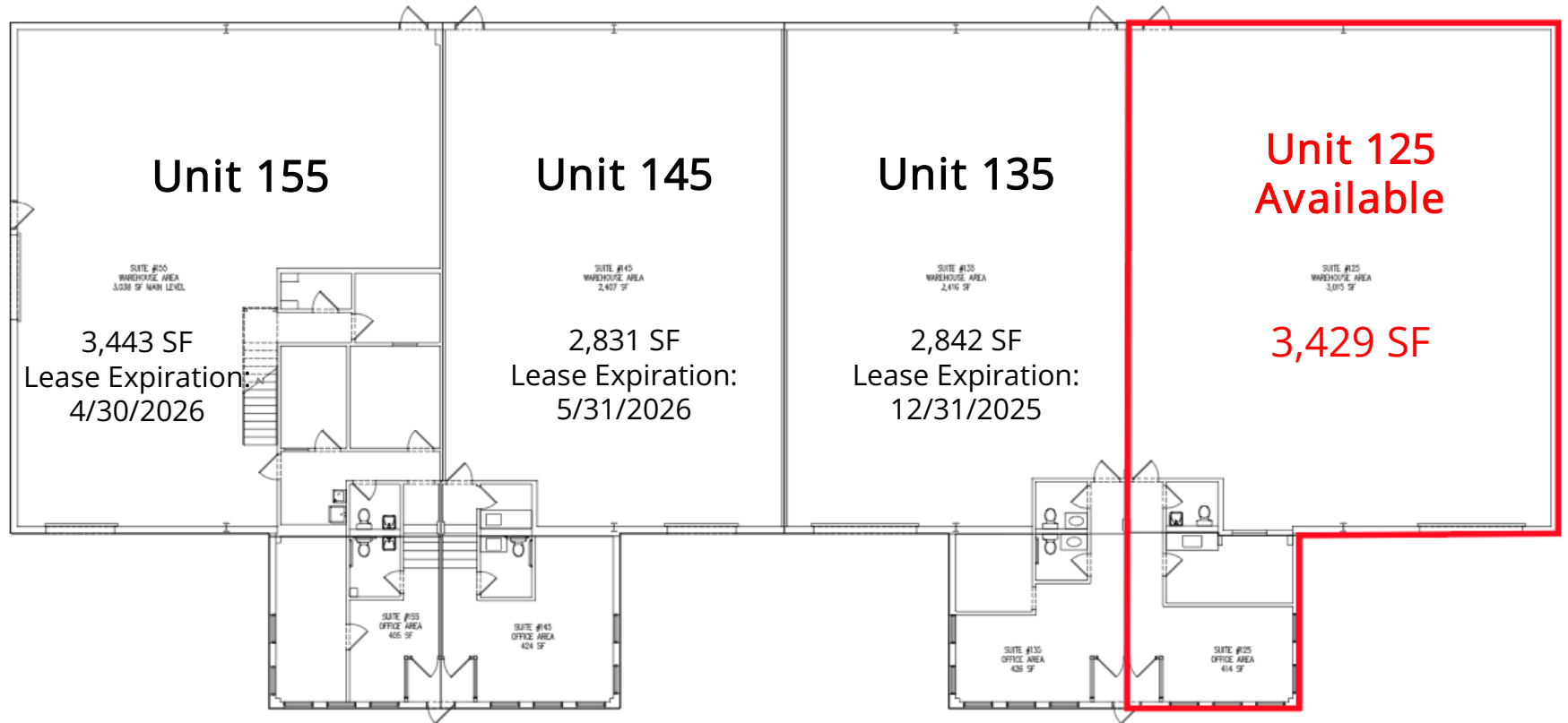
Ideal location with immediate access to North Nevada Ave and I-25.

Owner User Opportunity

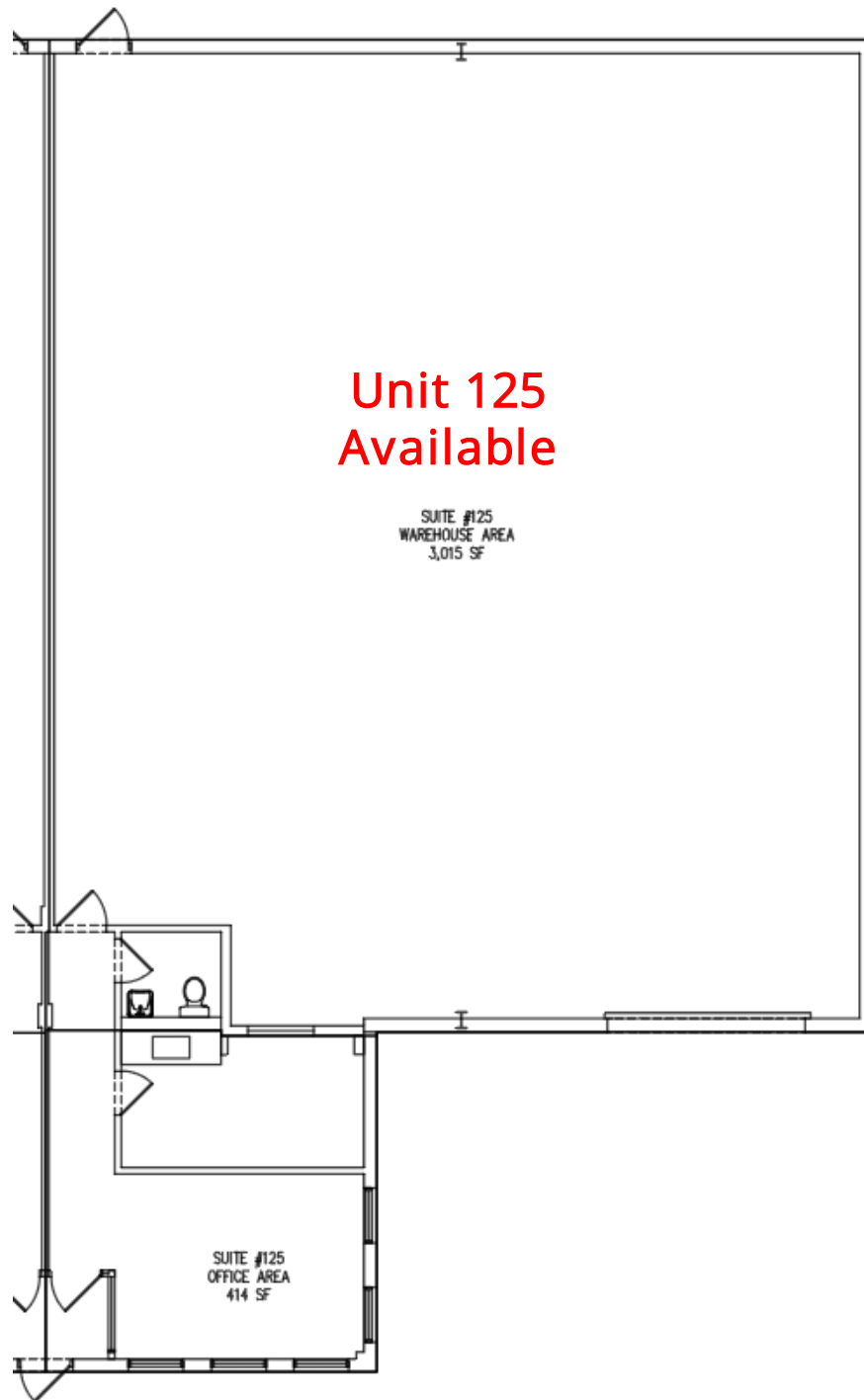
Unit 125, 3,429 SF, is available for immediate occupancy.



FLOOR PLAN



FLOOR PLAN



PROPERTY OVERVIEW



Rent Roll

Tenant	Suite	SF	PRS	Lease Start	Lease End	Annual Rent	Rent/SF	Rent Increase Date	Annual Rent	Rent/SF	Expense Reimbursement	Options
Available	125	3,429	27.33%									
Available Immediately												
Comonent Equipment Mfg	135	2,842	22.65%	1/1/2023	12/31/2025	\$31,272	\$11.00	1/1/2025	\$32,208	\$11.33	Modified Gross	None
Milner Sports	145	2,831	22.57%	6/1/2023	5/31/2026	\$32,075	\$11.33	6/1/2025	\$33,038	\$11.67	NNN	None
Elite Insulation Services	155	3,443	27.45%	5/1/2023	4/30/2026	\$39,009	\$11.33	5/1/2025	\$40,180	\$11.67	NNN	None
Total SF: 12,545 Available SF: 3,429												

Income & Expenses

Income	Annual	\$/SF
Scheduled Base Rent	\$103,355	\$8.24
Expense Reimbursement	\$18,352	\$1.46
Total Gross Income	\$121,707	\$9.70

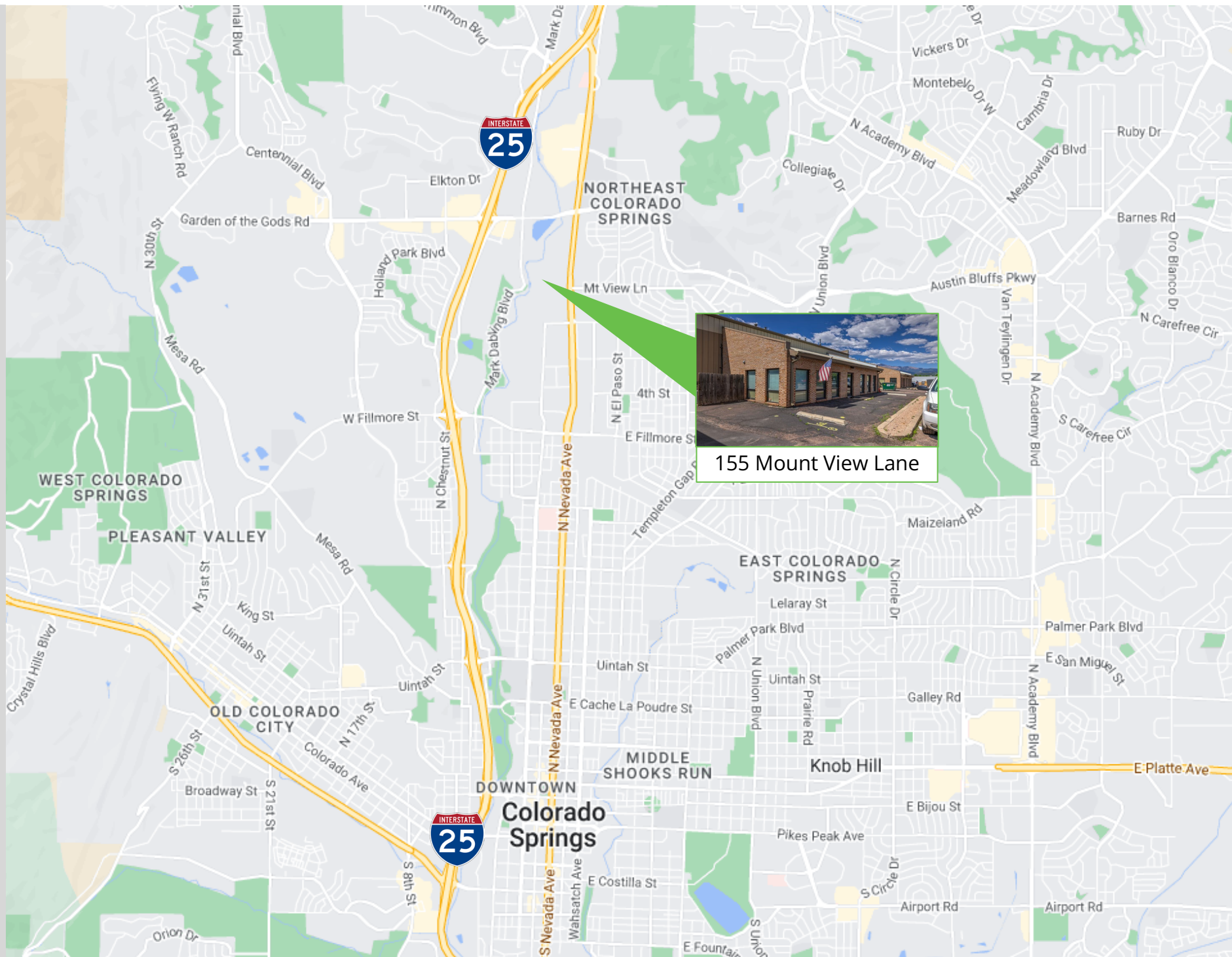
Expenses

Property Tax	\$22,515	\$1.79
Insurance	\$7,303	\$0.58
CAM	\$6,120	\$0.49
Total Expenses	\$35,938	\$2.86

Net Operating Income \$85,769

Owner User Projection

Purchase Price	\$2,100,000
Loan Amount (70%)	\$1,470,000
Rate	6.50%
AM	25
Annual Debt Service	\$119,107
Gross Occupancy Cost	\$33,338
Gross Occupancy Cost/SF	\$9.72



155 Mount View Lane

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