

For Sale

**Industrial**

**Only One Building Left!**



## Claremont Business Park

**1415 Selix Grv**

Colorado Springs, CO 80915

### Property Features

- Brand new construction for sale
- Design build opportunity
- \$660,000 Turnkey



NAI Highland, LLC  
Commercial Real Estate Services. Worldwide  
Two North Cascade Avenue, Suite 300  
Colorado Springs, CO 80903  
+1 719 577 0044  
[www.highlandcommercial.com](http://www.highlandcommercial.com)

For more information, contact

**Lester Colodny**

+1 719 577 0044

[colodny@highlandcommercial.com](mailto:colodny@highlandcommercial.com)

R 10/26/17 LPN# 20275628



# Claremont Business Park

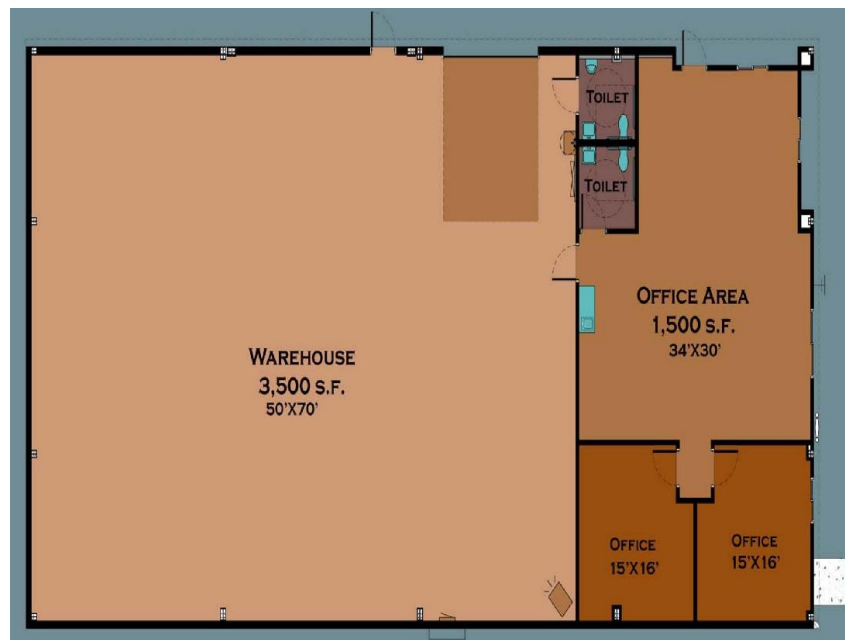
## Property Features

- Newest mixed-use industrial park in Colorado Springs
- Zoned CS, El Paso County (Commercial Service) allowing for a variety of uses.
- Two signalized intersections into the project
- Minutes away from the rapidly growing Powers Retail Corridor
- Located at the major intersection of Hwy 24, Hwy 94 & Marksheffel Rd.

Each building includes two (2) 12' overhead doors, 1,500 SF of finished office & 3,500 SF of open warehouse for a total of 5,000 SF

**Only One Building Left!**

Lot No.	Address	Building Size (SF)	Land Area (SF)	Price
12	7190 Cole View	5,000	17,094	UC
8	1415 Selix Grove	5,000	20,253	\$660,000
6	1435 Selix Grove	5,000	17,602	Sold
11	7176 Cole View	5,000	17,096	Sold



NAI Highland, LLC  
Commercial Real Estate Services. Worldwide  
Two North Cascade Avenue, Suite 300  
Colorado Springs, CO 80903  
+1 719 577 0044  
[www.highlandcommercial.com](http://www.highlandcommercial.com)

**NAI**Highland

For more information, contact  
**Lester Colodny**  
+1 719 577 0044  
[colodny@highlandcommercial.com](mailto:colodny@highlandcommercial.com)

R 10/26/17 LPN# 20275628

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed was secured from sources we believe to be reliable.