

\$1,445,000 /\$12 psf NNN

FOR SALE/FOR LEASE

2685 Durango Drive

Colorado Springs, CO 80910



— Heavy Industrial/Manufacturing/Distribution Center/Many Uses —

Warehouse Property Highlights

- We are the Seller, we are MOTIVATED!
- **HUGE PRICE REDUCTION**
- 10,818 square feet
- Lot Size: 28,000 square feet
- Fenced/Gated Yard
- Abundant HVACs and 1200 AMP power
- 12' Ceilings
- Zoned G-I General Industrial
- Located in an El Paso Co. **OPPORTUNITY ZONE**
- Excellent location - just off I-25 and Circle Dr
- Three dock high and one drive-in easily restored
- Value Added Opportunity



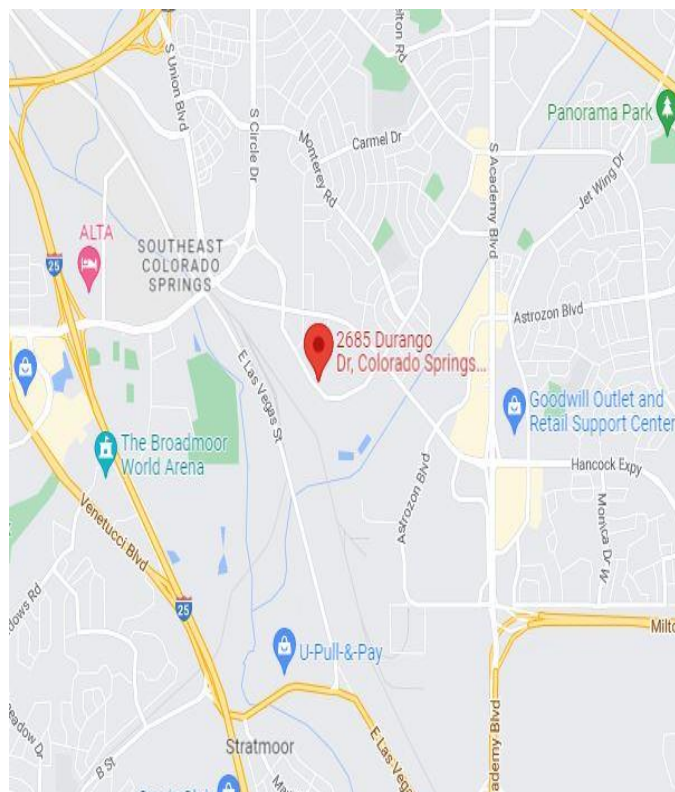
WINPRO FUNDS, LLC

Tony Hemminger - 720-344-1174 - tony@winprofunds.com

Stan Wood - 303-917-2580 - stan@winprofunds.com

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(SUMMARY SALE)

Sales Price	\$1,445,000
Rental Income @ \$12psf	129,816
Less 5% Vacancy	(6,491)
NOI	123,325
Proforma CAP Rate	8.53%

(LEASE SUMMARY)

Rent @\$12/psf	\$10,818
Taxes	1,585
Insurance	655
Monthly Rent Total	
\$13,058	

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