

# CIMARRON HILLS INDUSTRIAL DISTRICT

## INDUSTRIAL WAREHOUSE WITH OFFICE SPACE FOR LEASE

2290 WAYNOKA RD  
COLORADO SPRINGS, CO 80915

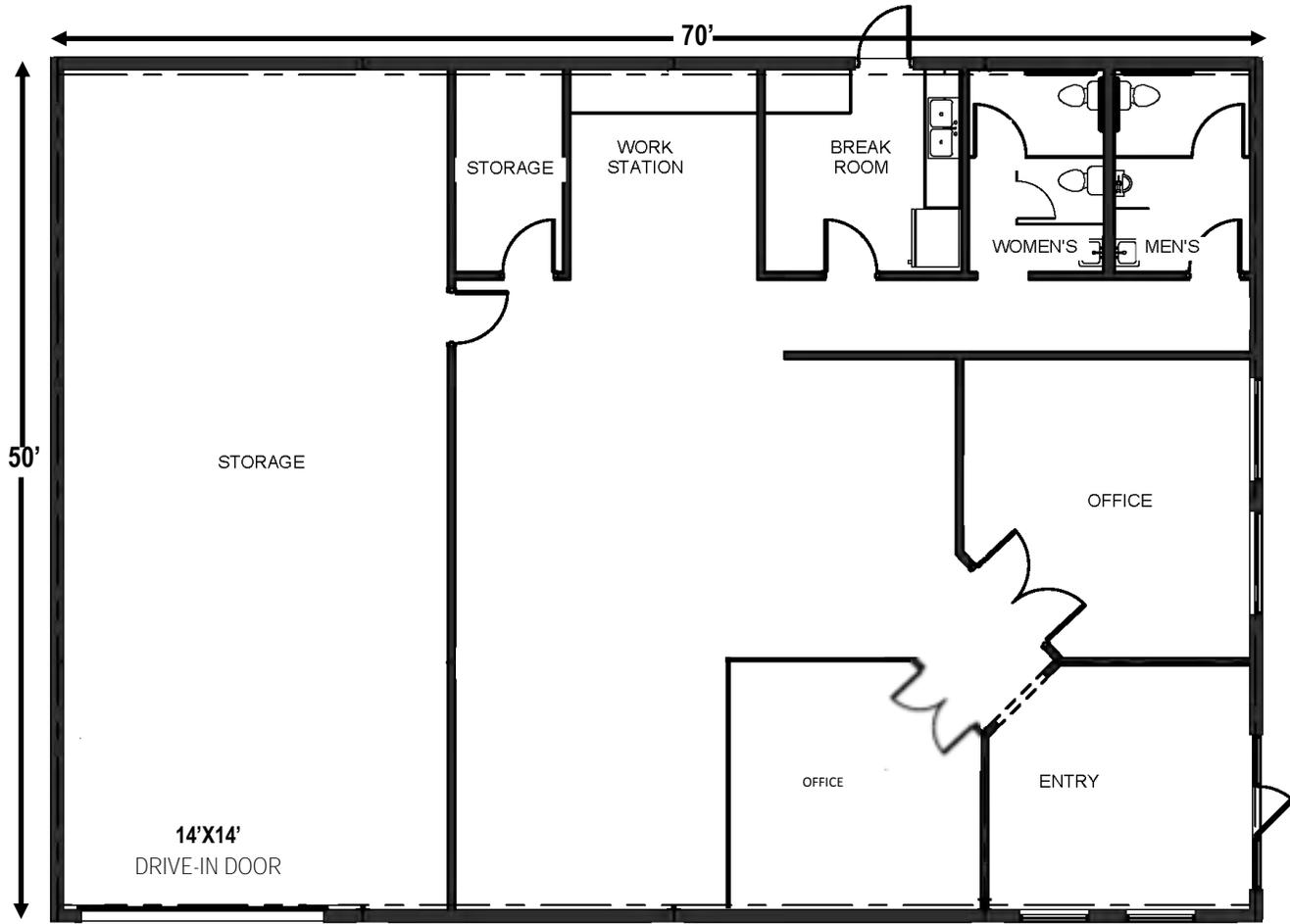


PROPERTY INFORMATION	
<b>BUILDING SIZE</b>	3,500 SF Can Be Expanded
<b>LEASE RATE</b>	\$4,400/Monthly NNN
<b>LEASE TERM</b>	5 Years
<b>ELECTRICAL</b>	Single Phase/150 Amp
<b>PARCEL SIZE</b>	1.62 Acres
<b>ZONING</b>	I-2 (Limited Industrial)
<b>YEAR BUILT</b>	1994
<b>TAX SCHEDULE NO</b>	54062-03-001
<b>CEILING HEIGHT</b>	16'0"
<b>DRIVE-IN DOOR</b>	14' x 14'



**OLIVE REAL ESTATE GROUP, INC**  
102 N CASCADE AVE, SUITE 250, COLORADO SPRINGS, CO 80903  
t. 719.598.3000 f.719.578.0089 www.oliverereg.com

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