



### Property Specifications

- Location:** 615 Wooten Road  
Colorado Springs, CO
- Space Available:** +/- 45,450 SF
- Lease Rate:** \$4.50, NNN (NNN, \$1.25)
- Sale Price:** \$2,500,000 / \$55.00 PSF
- Ceiling Clearance:** +/- 36'
- Loading:** Drive-In & Dock Doors
- Power:** Over 2,000 Amps Available
- Outside Storage:** Can provide 2 acres of  
outside storage for additional  
cost.

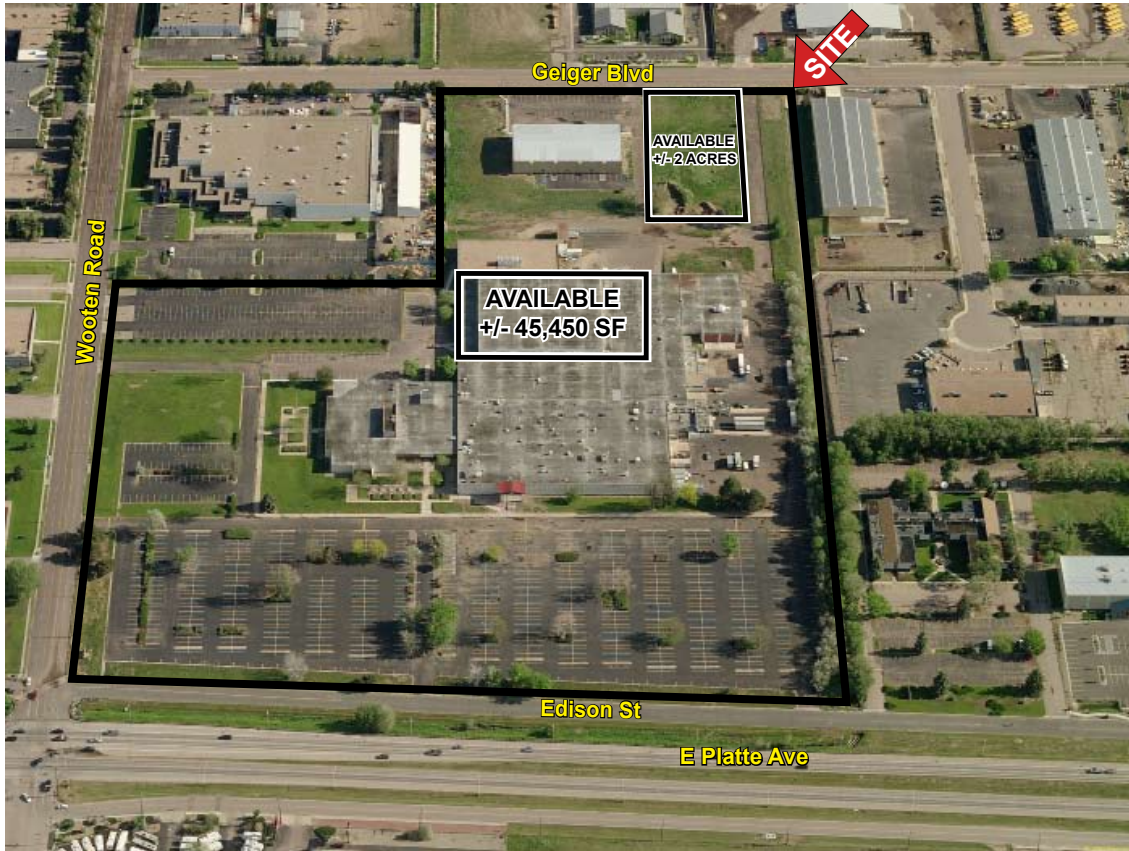
### Location Facts



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# FOR LEASE / SALE

615 Wooten Road, Colorado Springs, CO



Drive-In Doors

Dock Doors

