

3,851 SF AVAILABLE FOR SALE

325 JUANITA ST

COLORADO SPRINGS, CO 80909

CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS
325 Juanita St

325 Juanita Street is a 3,851 square foot light industrial building situated on approximately 0.17 acres in Colorado Springs. Built in 1982, the property features 8 to 10 foot clear height and single-story configuration. The M-1 (Light Industrial) zoning provides flexibility for a variety of industrial and commercial uses. The property offers an opportunity for an owner-user seeking a small-format industrial building in a convenient Colorado Springs location.

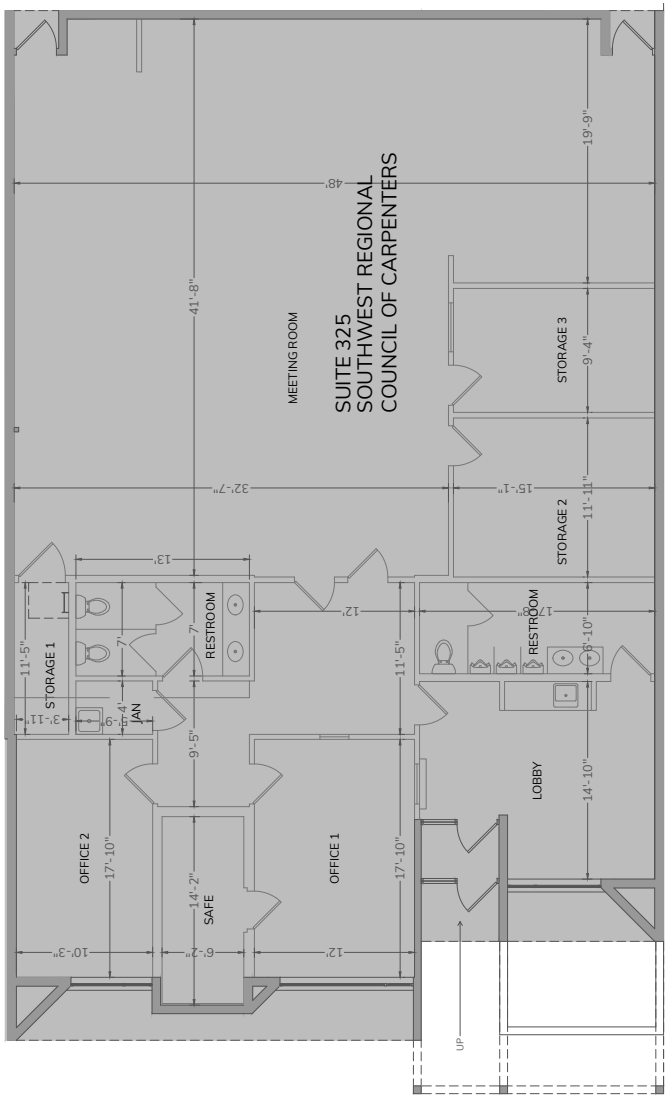
PROPERTY FEATURES			
Building Size:	3,851 SF	**Year Built:**	1982
Site Area:	0.17 AC	**Zoning:**	M-1 (Light Industrial)
APN:	6415211015	**Clear Height:**	8’ - 10’
Stories:	One (1)		

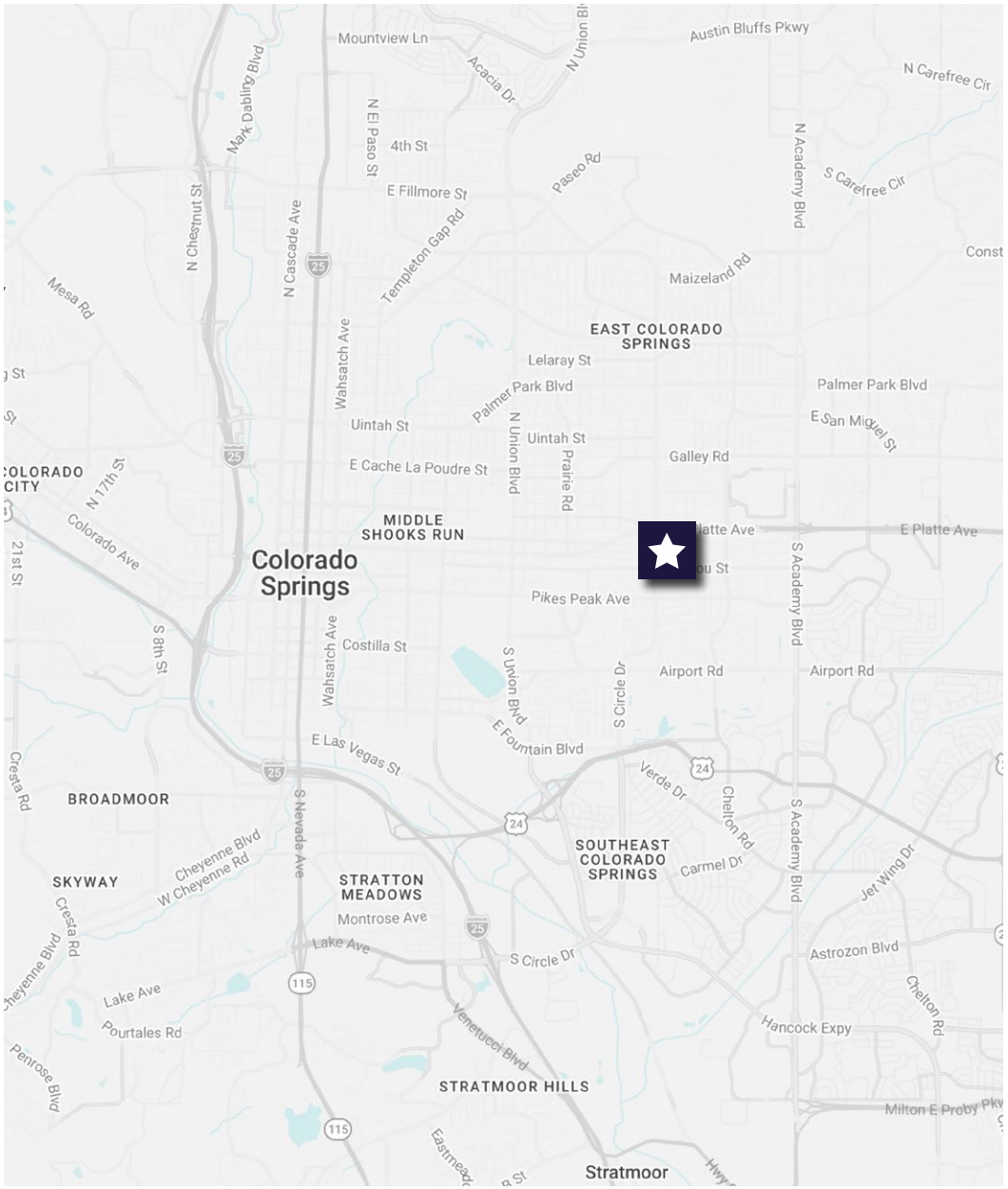




SITE PLAN & LOCATION

325 Juanita St





AMENITIES & CORPORATE NEIGHBORS MAP



Located in a convenient central Colorado Springs location with easy access to major roadways, retail, restaurants, and everyday amenities. The property is surrounded by a mix of local businesses, commercial users, and established neighborhood services.

1 **WELLS FARGO** BANK

2 **DOMINO'S** PIZZA

3 **BEAN BANDIT** MEXICAN RESTAURANT

4 **TACO** STAR

5 **WENDY'S** FAST FOOD

6 **CVS** PHARMACY

7 **DUNKIN'** DONUTS

8 **JOHNSON HEATING** & PLUMBING

9 **DON'S AIRLESS** REPAIR & RENTAL

10 **MOUNTAIN VIEW** TRAILERS

11 **5TH GEAR** MOTORS

12 **WALMART** SUPERCENTER

13 **NANA'S** BAKERY

14 **PERKIN'S** RESTAURANT

15 **SPORTMAN'S** WAREHOUSE



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