



I-25

Dusty Dr

Rand Ave

**FOR SALE**  
**\$1,099,000**

**1.03 AC Lot / Office / Warehouse**  
**1410 Dusty Drive**  
Colorado Springs, CO 80905

Close to I-25 | Fully Fenced

- ✓ Great owner/user opportunity - income from warehouse and yard at present
- ✓ Ideal for a fencing company, equipment sales or a garden, landscaping or nursery
- ✓ Office & warehouse space zoned M-1 | ±3,690 SF
- ✓ Large, open, fully fenced lot of 1.03 AC with remote-controlled entry gates
- ✓ Nice, clean functional office space
- ✓ Two (2) 10'x10' drive-in doors
- ✓ 200 Amp 110 Single-Phase
- ✓ 11' clear height inside warehouse

*View Our Drone Video*



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## Aerial & Site Plan

- ✓ Nice, clean functional office space ~2,000 SF
- ✓ Two (2) 10'x10' drive-in doors in warehouse
- ✓ Monument Sign



**Clarke Commercial Real Estate**  
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