

# Burr & Temkin

## 36 Door Cross-dock on 2.6± Acres

3621 Roberts Road, Colorado Springs, CO

For Sale or Lease  
\$2,500,000  
\$450/door/month, net



### Location Details

This property is located 3 miles northwest of downtown Colorado Springs, adjacent to Business Route 25. I-25 access is located at E. Filmore Road, to the south, with additional access via Austin Bluffs Parkway, to the north.

### Property Details

- |        |                                                                                                         |
|--------|---------------------------------------------------------------------------------------------------------|
| Dock   | <ul style="list-style-type: none"><li>• 36 Loading positions</li><li>• 9,000± SF (50' x 180')</li></ul> |
| Site   | <ul style="list-style-type: none"><li>• 2.57± Acres</li><li>• Paved, fenced, &amp; lit</li></ul>        |
| Office | 1,150± SF                                                                                               |



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This statement is based upon information we believe to be correct and is obtained from sources we regard as reliable, but we assume no liability for errors or omissions therein.