

CORPORATE OFFICE & INDUSTRIAL LAND SITES FOR SALE IN THE TOWN OF MONUMENT



NWC Baptist Road and I-25, Monument, CO 80132

NEW TO MARKET - 60+ ACRES ON THE WEST SIDE OF I-25



Property Information

- Interstate 25 frontage and visibility
- 35 minutes south of the Denver Tech Center
- Seller will develop pad sites. 1 acre to 20+ acres
- Fast-growing area providing access to Colorado Springs, Castle Rock and Denver
- **Parcels 10 /acres or more: \$2.50 to \$4.50 psf**
- **Smaller parcels available**
- Zoning: PID (Planned Industrial Development); ideal for flex space, light manufacturing, outside storage, self-storage.
- Utilities: Triview Metropolitan District
- Freeway frontage and visibility
- Excellent Corporate Campus location
- Build-to-suit sites available

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7/22/15

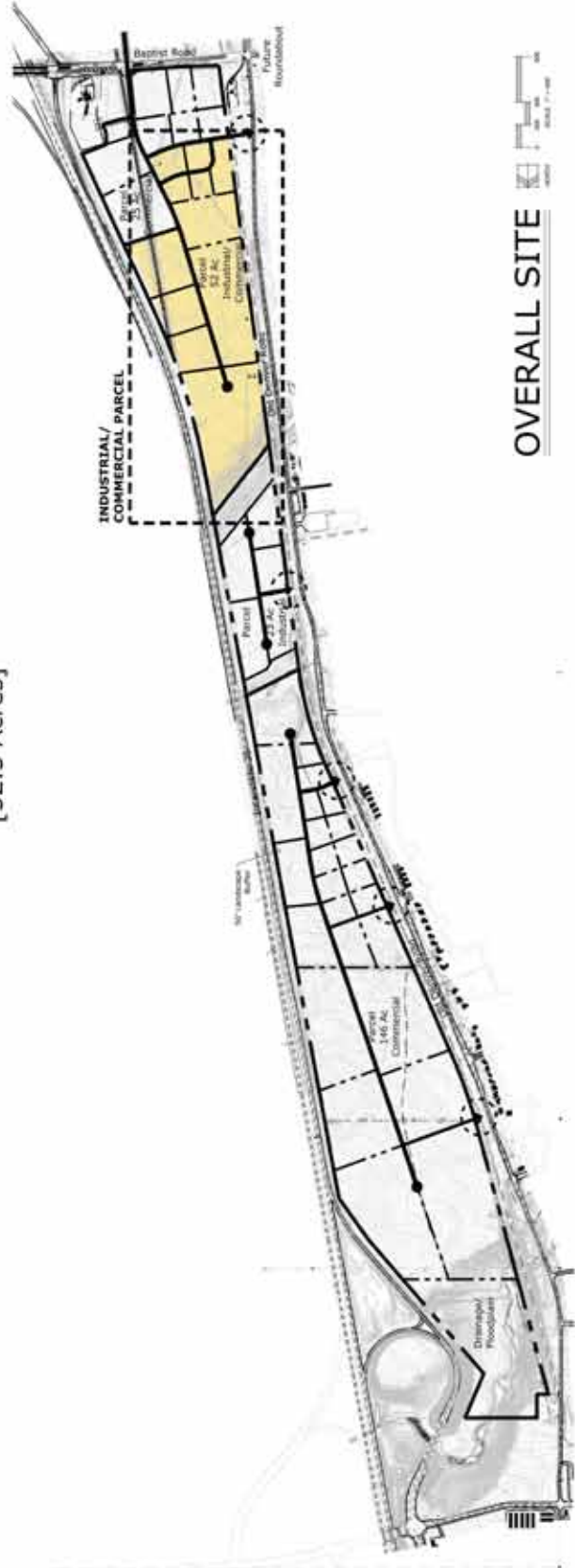
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INDUSTRIAL/COMMERCIAL PARCEL
[52.3 Acres]



OVERALL SITE

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