

Colorado Springs Commercial

OFFICE/WAREHOUSE FOR LEASE

3075 JANITELL RD

Colorado Springs, CO 80906



Property Features

- 13,230 RSF Office/Warehouse available • for lease.
- 11,705 RSF of 26' clear warehouse with 3 • dock high loading doors.
- Attractive concrete block construction.
- Quick access & visibility to I-25. •

PROPERTY DETAILS BUILDING SIZE

AVAILABLE SF

LEASE RATE LANDLORD EXPENSES

TENANT EXPENSES

ZONING

YEAR BUILT

28,771 RSF

13.230 RSF

- 1.525 RSF Office
- 11,705 RSF Warehouse

\$11.50/ RSF Mod. Gross

Property taxes, insurance and exterior building maintenance

Utilities & Interior Maintenance, pro-rated snow removal & landscaping

PIP-2

2004

For more information, please contact:

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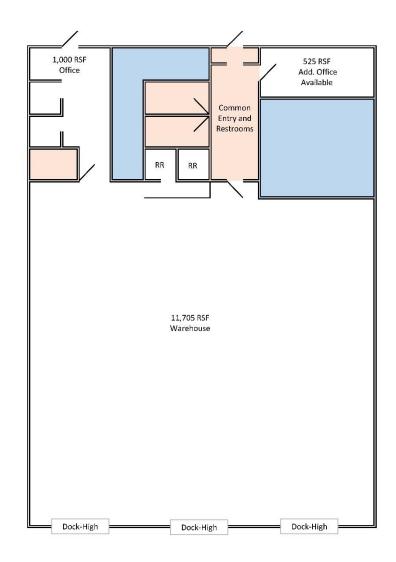
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PROPERTY DETAILS

BUILDING SIZE	28,771 RSF
AVAILABLE SF	 13,230 RSF 11,705 RSF Warehouse 1,000 RSF Office 525 RSF Additional office space available
LEASE RATE	\$11.50 PSF Mod. Gross Property tax, insurance and exterior building maintenance included
TENANT EXPENSES	Utilities & Interior Maintenance, pro-rated snow removal & landscaping
HVAC	HVAC in Office with Heating in Warehouse
CEILING HEIGHT	23' Clear
LOADING	Three: 12'x12' dock high overhead doors with automatic openers
ELECTRIC	600 AMP, 480/277 volt, three phase
FIRE SPRINKLERS	Yes
ZONING	PIP-2
YEAR BUILT	2004



*Measurements are approximate - not to scale



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