



**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	28,771 RSF
AVAILABLE SF	13,230 RSF <ul style="list-style-type: none"> • 1,525 RSF Office • 11,705 RSF Warehouse
LEASE RATE	\$11.50/ RSF Mod. Gross
LANDLORD EXPENSES	Property taxes, insurance and exterior building maintenance
TENANT EXPENSES	Utilities & Interior Maintenance, pro-rated snow removal & landscaping
ZONING	PIP-2
YEAR BUILT	2004

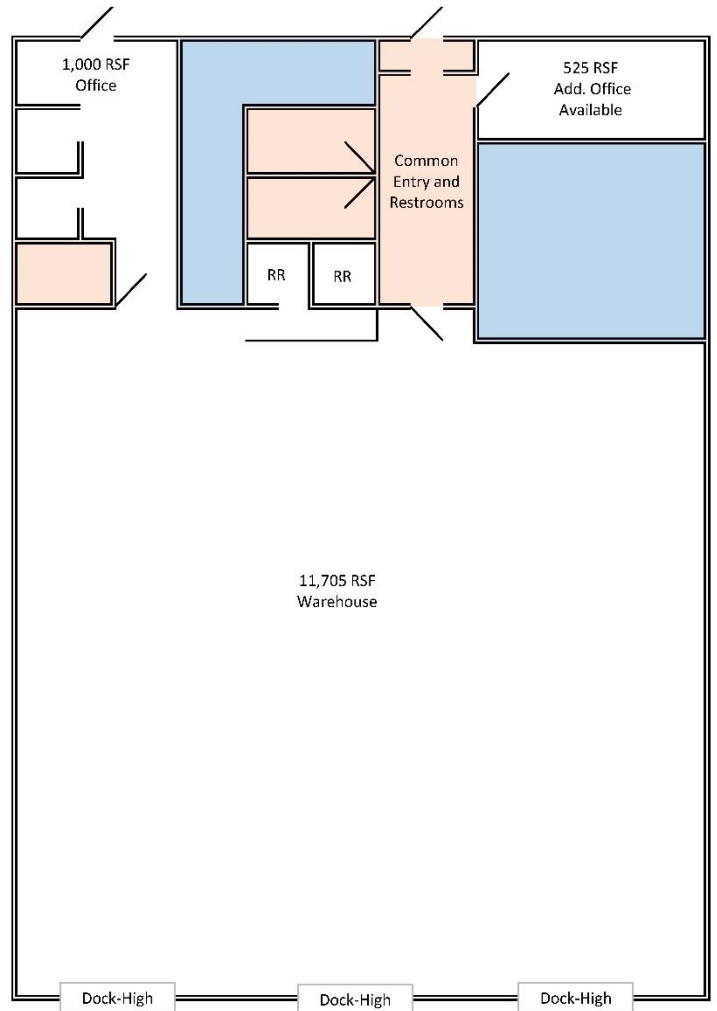
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PROPERTY DETAILS

BUILDING SIZE	28,771 RSF
AVAILABLE SF	13,230 RSF <ul style="list-style-type: none">• 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

