

# 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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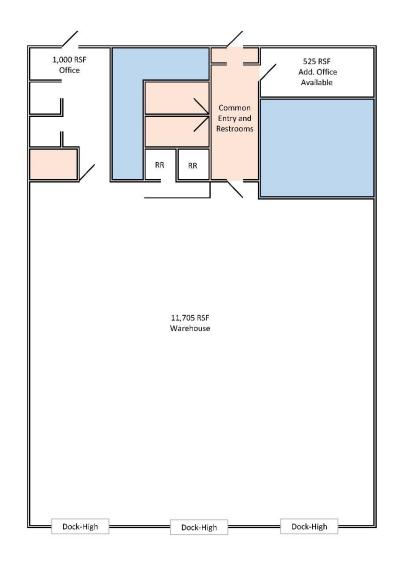
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### **PROPERTY DETAILS**

| BUILDING SIZE      | 28,771 RSF  |
|--------------------|---|
| AVAILABLE SF       | <ul> <li>13,230 RSF</li> <li>11,705 RSF Warehouse</li> <li>1,000 RSF Office</li> <li>525 RSF Additional office space available</li> </ul> |
| LEASE RATE         | \$11.50 PSF Mod. Gross<br>Property tax, insurance and<br>exterior building<br>maintenance included  |
| TENANT<br>EXPENSES | Utilities & Interior<br>Maintenance, pro-rated snow<br>removal & landscaping  |
| HVAC               | HVAC in Office with Heating in Warehouse  |
| CEILING HEIGHT     | 23' Clear   |
| LOADING            | Three: 12'x12' dock high<br>overhead doors with<br>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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