

# DISTRIBUTION/WAREHOUSE

AVAILABLE FOR LEASE

4650 FORGE ROAD, COLORADO SPRINGS, CO 80807



## PROPERTY INFORMATION

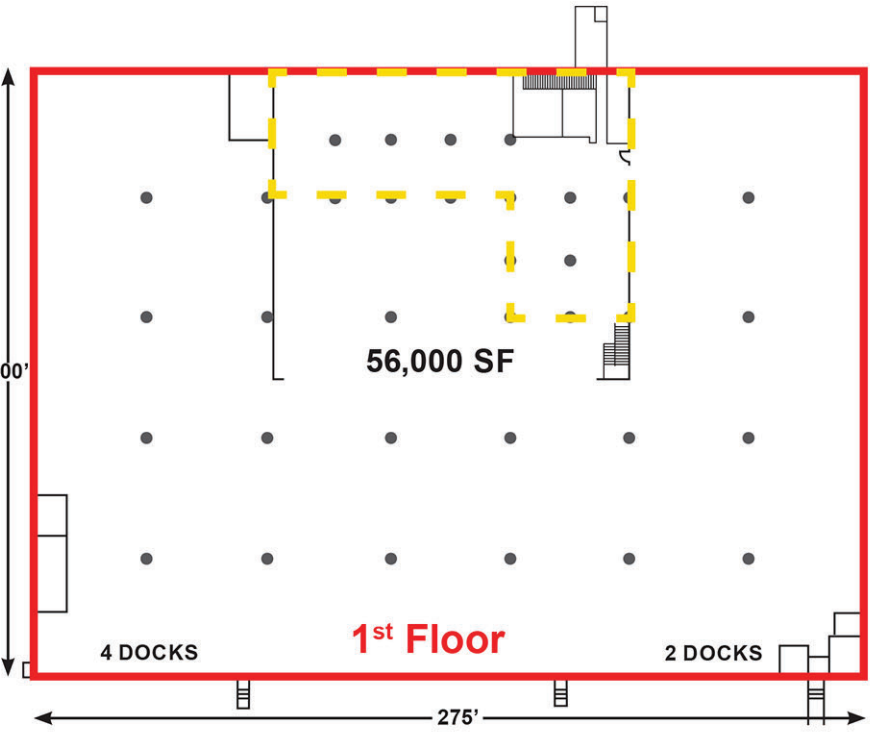
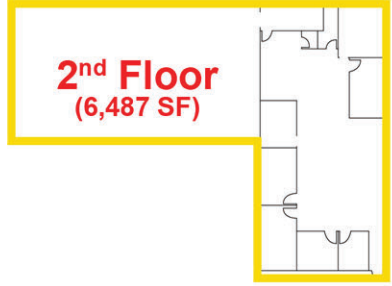
Building Size:	61,487 SF / Available Lease options from 24,000 SF
Parcel Size:	3.67 Acres
Year Built:	1992
Lease Rate:	\$6.95 NNN / Year 1
Lease Term:	5-7 Years
Zoning:	PIP-2 (Planned Industrial Park)
Utilities:	All services provided by Colorado Springs Utilities
Comments:	28' Ceilings / Heavy Electrical / Excellent Access to I-25



**Charley Conrad**  
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# AVAILABLE FOR LEASE

## Floor Plan - 4650 Forge Road UPSTAIRS OVER ASSEMBLY AND PACK AREA



**Available Space Options**  
Landlord will consider dividing the building for credit tenants with a minimum space requirement of 24,000 SF.

