

# 2500 & 2430 ZEPPELIN ROAD

**CBRE**

Developed By:



COLORADO SPRINGS, CO 80916



## UNDER CONSTRUCTION

**AVAILABLE FOR  
OCCUPANCY**

MARCH 2021

**BUILDING SIZES**  
2430 ZEPPELIN  
2500 ZEPPELIN

91,520 SF  
131,040 SF

**AVAILABLE**

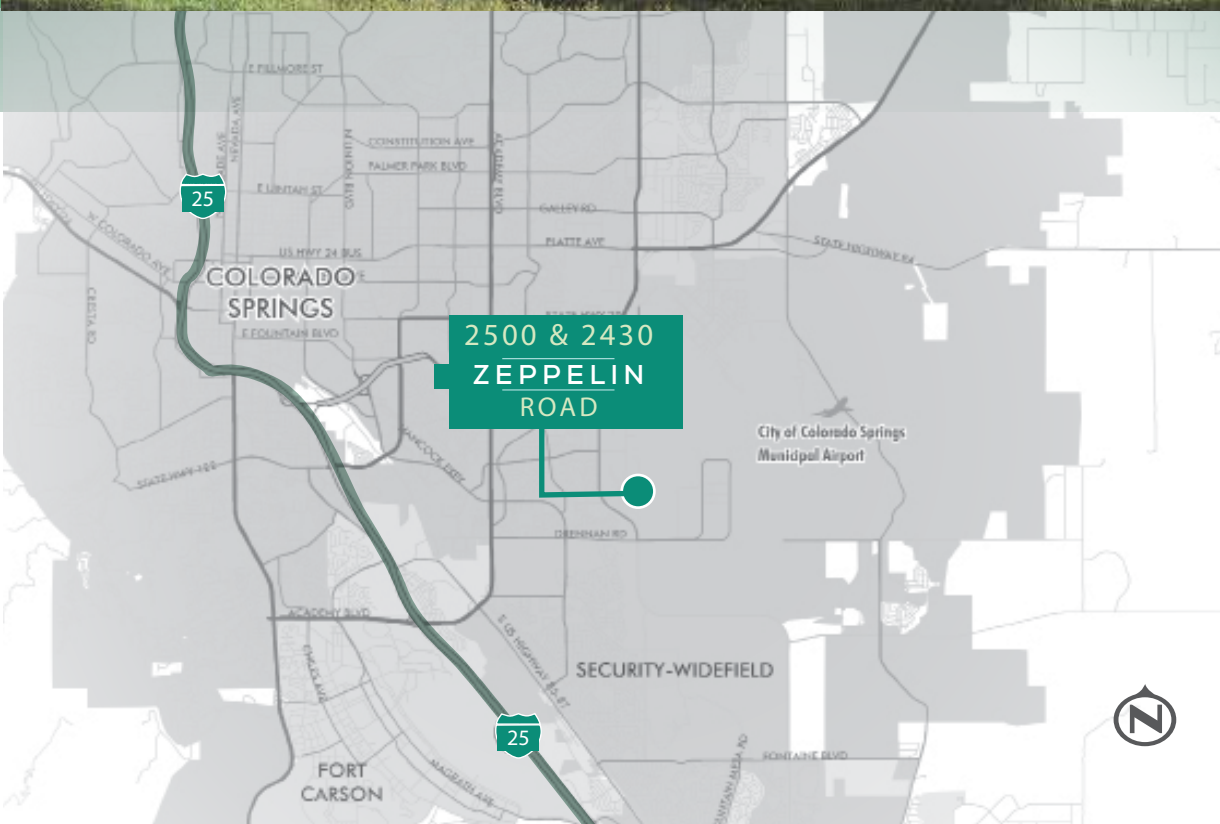
16,640 - 222,560

**RATES**

\$7.50 PSF + \$1.75 NNN  
(SUBJECT TO TI PACKAGES)

**CONTACT**

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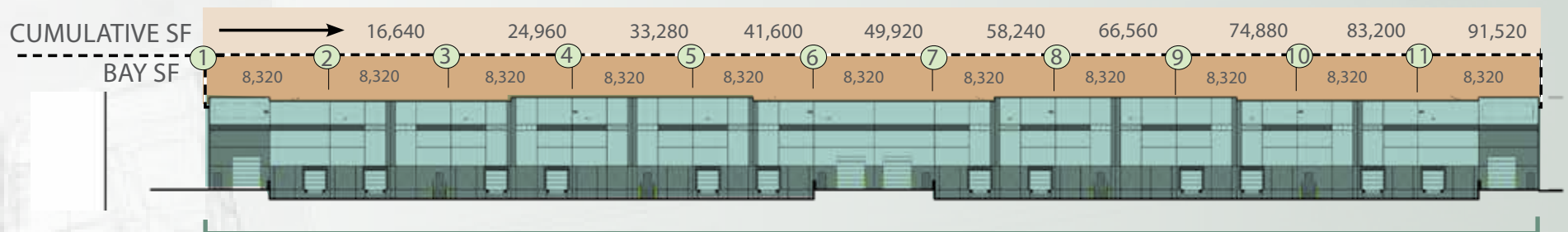


CBRE is pleased to present for lease a total of 222,560 SF industrial buildings, 91,520 SF in 2430 Zeppelin Road and 131,040 SF in 2550 Zeppelin Road, currently under construction. These are the 3rd and 4th assets built by Scannell Properties as the premier tilt-up Class-A industrial buildings in Colorado Springs designed and built specifically for warehouse and distribution users as a front park, rear load design with 30' clear height, ESFR fire suppression, ample parking, and full-access routes for 53' trailers. This state-of-the-art facility will be delivered for occupancy in March 2021 and will provide tenants with building signage facing Powers Boulevard. Turn-key tenant finishes can be provided with office and restroom packages to tenant specifications.

## 2430 ZEPPELIN SPECIFICATIONS & FEATURES

TOTAL SF:	91,520 SF	CONSTRUCTION	CLASS-A TILT WALL	TRUCK APRON:	60 FT. CONCRETE
AVAILABLE SF	16,640 - 91,520 SF	CLEAR HEIGHT	30 FT	TRUCK STORAGE:	NONE
ACRES	14.65 (SHARED)	COLUMN SPACING:	50' X 52' TYPICAL (60' LOADING BAY)	AUTO PARKING	UP TO 103
DELIVERY DATE	SEPTEMBER 2020	FLOOR SLAB	SLAB ON GRADE	DOCK DOORS	(UP TO 28) 9' X 10' W / 40,000 LB LEVELER, FOAM DOCK SEALS AND DOCK LIGHT.
ZONING	PIP-2	FIRE SUPPRESSION	ESFR	DRIVE-IN	(4) 12' x 14' OHD
SIGNAGE	PROMINENT BUILDING, FACING POWERS	LIGHTING	LED	OVERALL BUILDING FOOTPRINT	160' x 572'
INTERSTATE ACCESS	4.5 MILES (8 MINUTES)	ELECTRIC:	1600 AMP / 480 V / 3P / 4W		
DISTANCE TO POWERS BLVD	1/2 MILE				

## ELEVATIONS



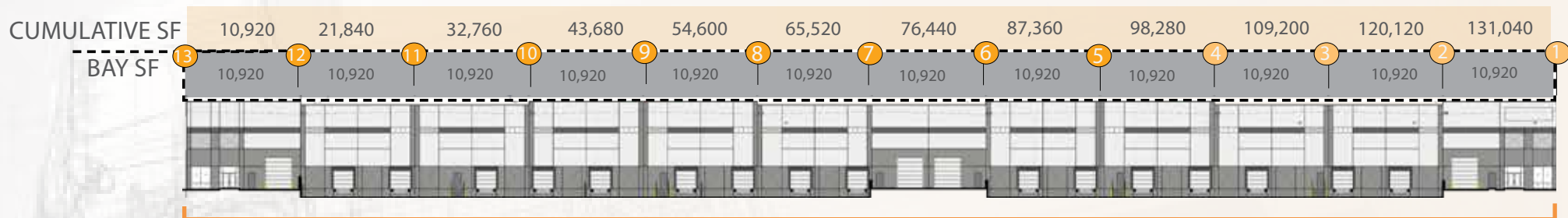
AVAILABLE  
UP TO 91,520 SF

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## 2500 ZEPPELIN SPECIFICATIONS & FEATURES

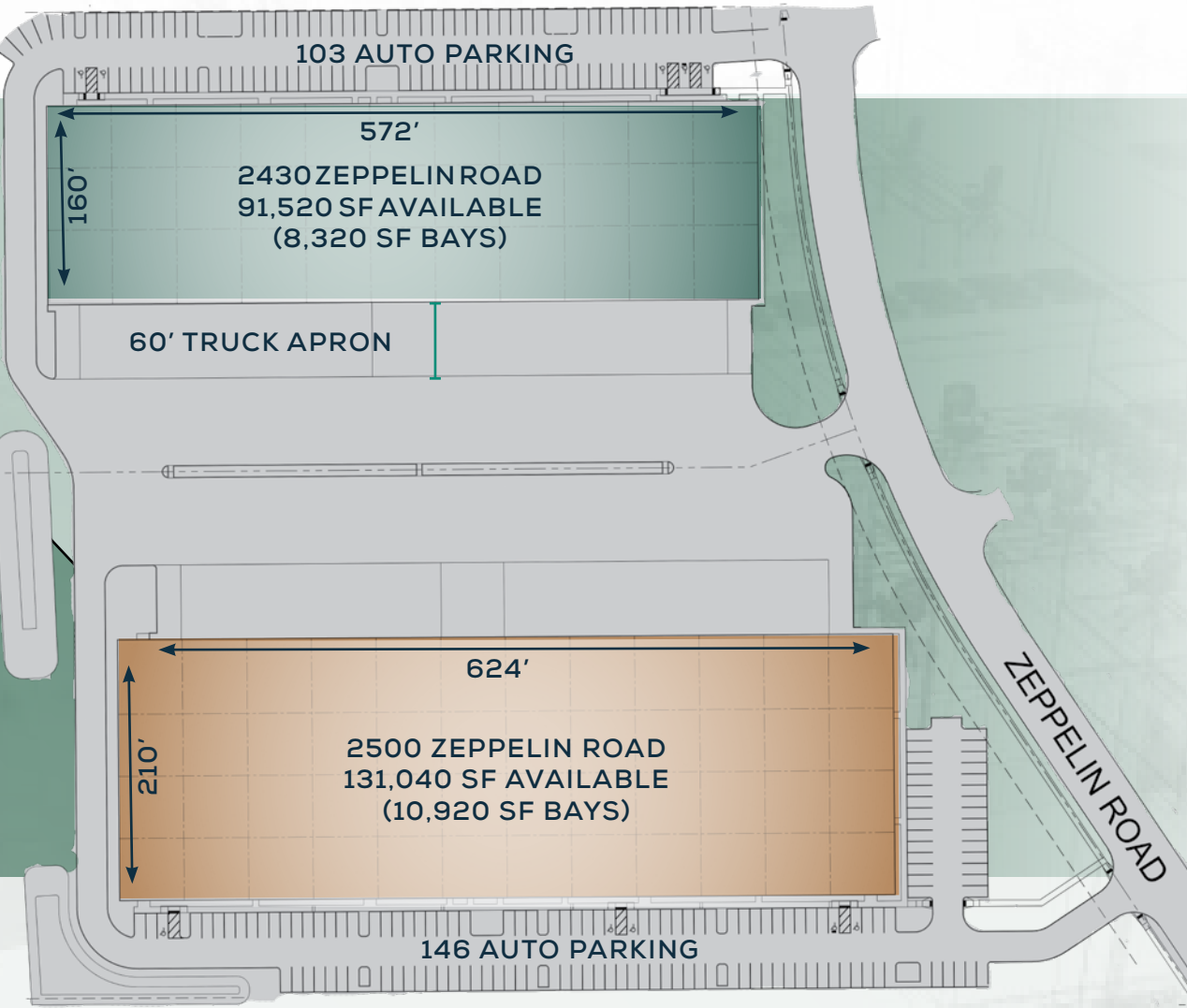
<b>TOTAL SF:</b>	131,040 SF	<b>CONSTRUCTION</b>	CLASS-A TILT WALL	<b>TRUCK APRON:</b>	60 FT. CONCRETE
<b>AVAILABLE SF</b>	21,840 - 131,040 SF	<b>CLEAR HEIGHT</b>	30 FT	<b>TRUCK STORAGE:</b>	NONE
<b>ACRES</b>	14.65 (SHARED)	<b>COLUMN SPACING:</b>	50' x 52' TYPICAL (60' LOADING BAY)	<b>AUTO PARKING</b>	UP TO 146
<b>DELIVERY DATE</b>	MARCH 2021	<b>FLOOR SLAB</b>	SLAB ON GRADE	<b>DOCK DOORS</b>	(UP TO 32) 9' X 10' w/ 40,000 LB LEVELER, FOAM DOCK SEALS AND DOCK LIGHT.
<b>ZONING</b>	PIP-2	<b>FIRE SUPPRESSION</b>	ESFR	<b>DRIVE-IN</b>	(4) 12' x 14' OHD
<b>SIGNAGE</b>	PROMINENT BUILDING, FACING POWERS	<b>LIGHTING</b>	LED	<b>OVERALL BUILDING FOOTPRINT</b>	210' X 624'
<b>INTERSTATE ACCESS</b>	4.5 MILES (8 MINUTES)	<b>ELECTRIC:</b>	1600 AMP / 480 V / 3P / 4W		
<b>DISTANCE TO POWERS</b>	1/2 MILE				

## ELEVATIONS



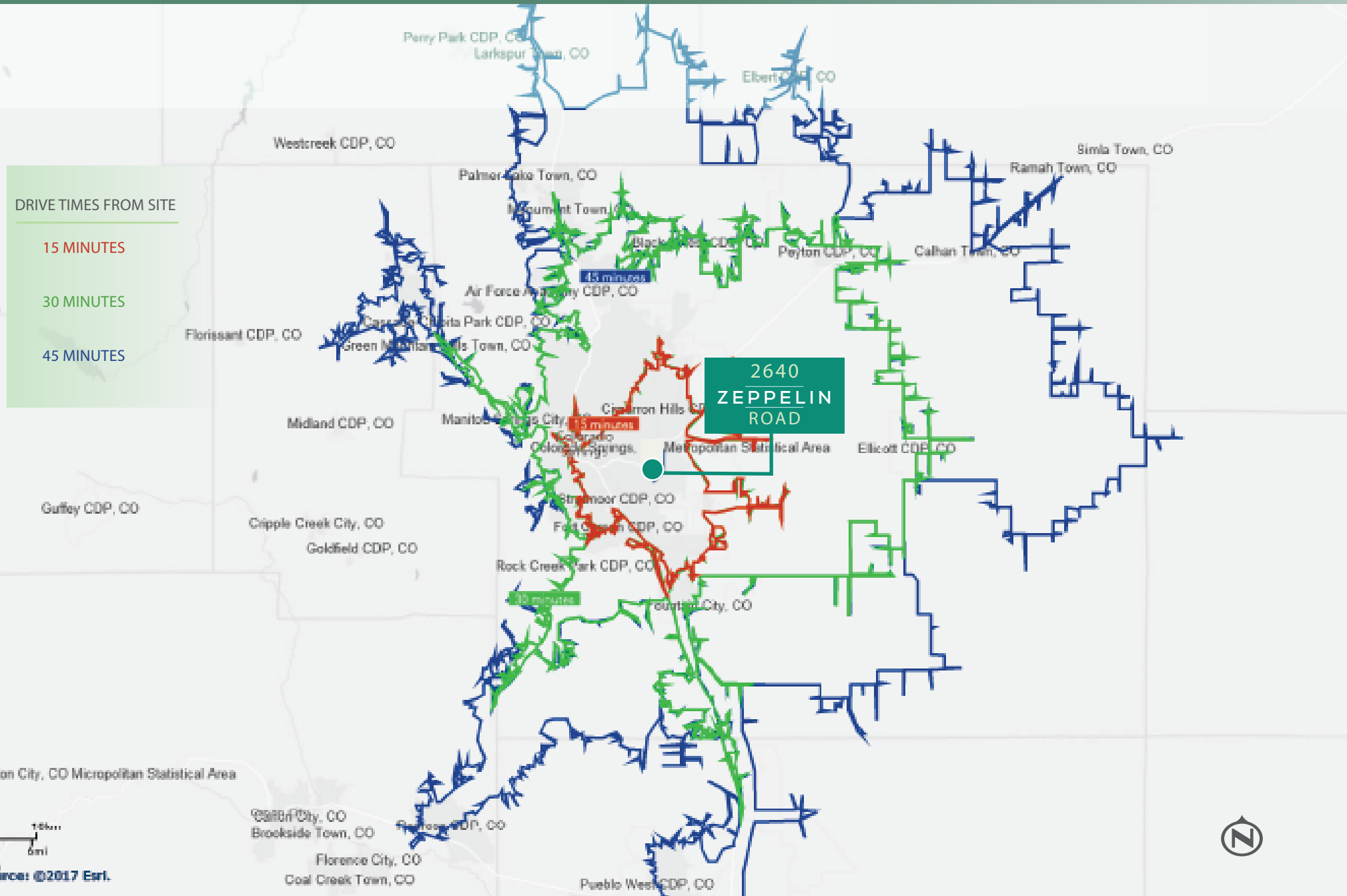
AVAILABLE  
UP TO 131,040 SF

# SITE PLAN



TOTAL SF:	222,560 SF
AVAILABLE SF	16,640 - 222,560 SF
ACRES	14.65 (Shared)
DELIVERY DATE	March 2021
ZONING	PIP-2

# DRIVE MAP




## DRIVE TIMES

 **DIA**  
1 HR, 35 MIN

 **PUEBLO**  
40 MIN

 **DOWNTOWN  
COLORADO  
SPRINGS**  
15 MIN

 **COLORADO  
SPRINGS  
AIRPORT**  
5 MIN

 **DOWNTOWN  
DENVER**  
1 HR, 25 MIN

 **DENVER  
TECH CENTER**  
1 HR, 10 MIN



## CONTACT

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**CBRE**

 **SCANNELL  
PROPERTIES**

## CORPORATE NEIGHBORS

