



Colorado Springs Commercial FOR LEASE

25,145 SF AVAILABLE

OFFICE/WAREHOUSE



35,750 SF

TOTAL BUILDING SIZE

25,145 SF

AVAILABLE SPACE

7.4 ACRES

TOTAL SITE SIZE

PARKING RATIO

8/1,000

\$8.75 PSF/YR/NNN

LEASE RATE

\$3.97 PSF/YR

NNN RATE

CURRENT AVAILABILITY

UNIT 103

25,145 SF TOTAL SPACE AVAILABLE	2,145 SF EXISTING OFFICE SPACE	23,000 SF EXISTING WAREHOUSE SPACE	CLEAR 12' TO 22'	AMENITIES DROP CEILING CAN BE REMOVED TO CREATE 22' CLEAR THROUGHOUT MULTIPLE LOADING
ELECTRIC 800 AMP 480/277 3 PHASE	LOADING 8 - 10' X 10" DOCK-HIGHS	PARKING 286 SPACES	ZONING OC/BP	HIGH PARKING RATIO AMPLE POWER FULLY CONDITIONED NEARBY AMENITIES TO INCLUDE: RESTAURANTS, SHOPPING, HIKING/ BIKING TRAILS, & GARDEN OF THE GODS PARK





















Colorado Springs Commercial



©2020 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.