

# Mountain Shadows Business Park

4805 N. 30th St. Colorado Springs, CO 80919



**Colorado Springs  
Commercial**

FOR LEASE  
**25,145 SF AVAILABLE**  
OFFICE/WAREHOUSE



# PROPERTY FEATURES



**35,750 SF**

TOTAL BUILDING SIZE

**7.4 ACRES**

TOTAL SITE SIZE

**\$8.75 PSF/YR/NNN**

LEASE RATE

**25,145 SF**

AVAILABLE SPACE

**PARKING RATIO**

8/1,000

**\$3.97 PSF/YR**

NNN RATE

## CURRENT AVAILABILITY

### UNIT 103

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

# PROPERTY SITE PLAN



# PROPERTY AMENITIES

**Mountain Shadows**  
4805 N 30th



Many Nearby Amenities



Mountain Shadows Business Park



# PROPERTY PHOTOGRAPHY





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