

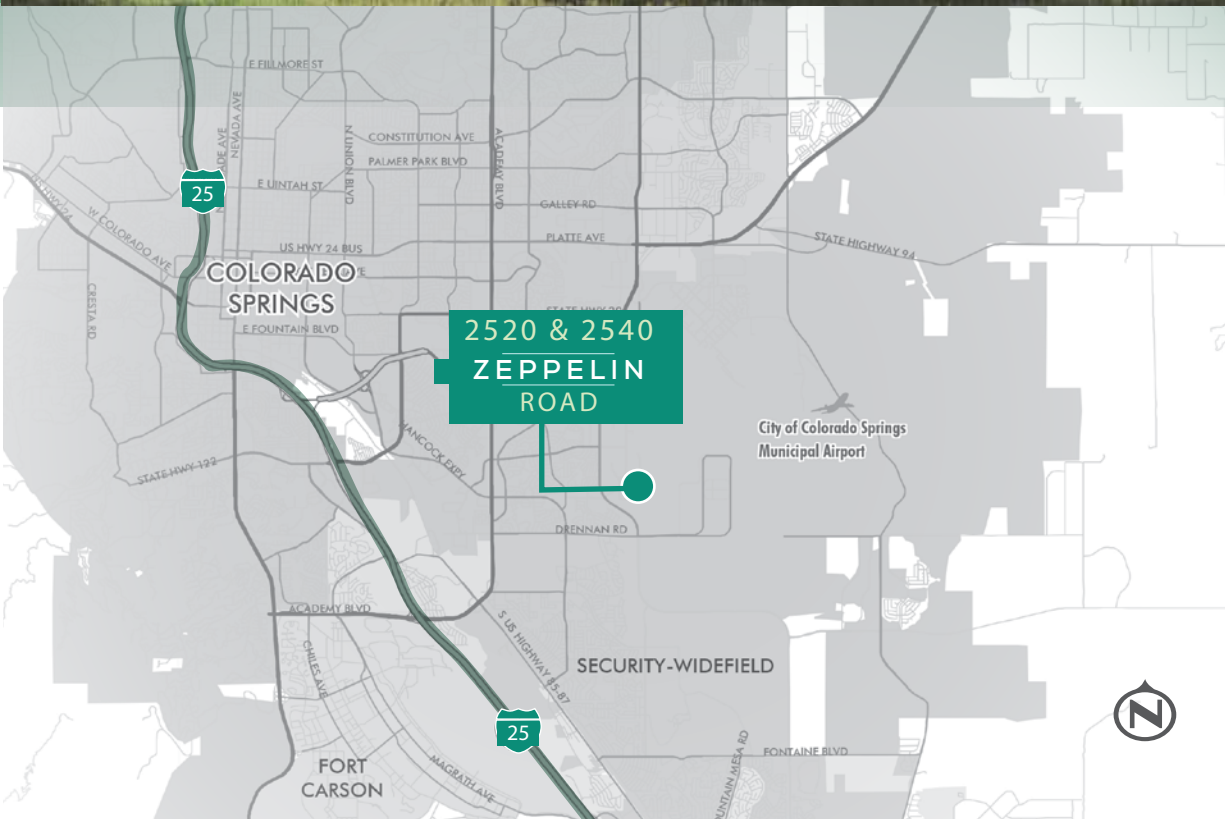
2520 & 2540 ZEPPELIN ROAD

CBRE

Developed By:



COLORADO SPRINGS, CO 80916



UNDER CONSTRUCTION

**AVAILABLE FOR
OCCUPANCY**

MARCH 2021

BUILDING SIZES
2520 ZEPPELIN
2540 ZEPPELIN

109,200 SF
131,040 SF

AVAILABLE

21,840 - 240,240

CONTACT

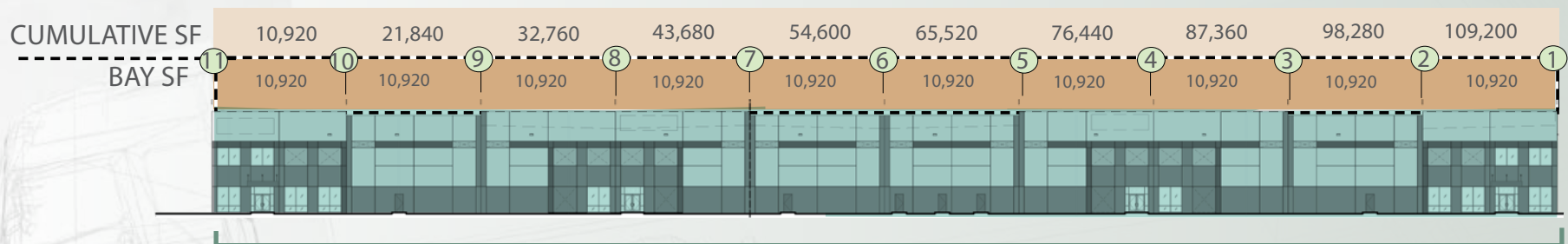
BRAD T. BIRD
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brad.bird@cbre.com

CBRE is pleased to present for lease a total of 240,240 SF industrial buildings, 109,200 SF in 2520 Zeppelin Road and 131,040 SF in 2540 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.

2520 ZEPPELIN SPECIFICATIONS & FEATURES

TOTAL SF:	109,200 SF	CONSTRUCTION	CLASS-A TILT WALL	TRUCK APRON:	60 FT. CONCRETE
AVAILABLE SF	21,840 - 109,200 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 122
DELIVERY DATE	MARCH 2021	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	210' x 520'
INTERSTATE ACCESS	4.5 MILES (8 MINUTES)	ELECTRIC:	1600 AMP / 480 V / 3P / 4W		
DISTANCE TO POWERS	1/2 MILE				

ELEVATIONS



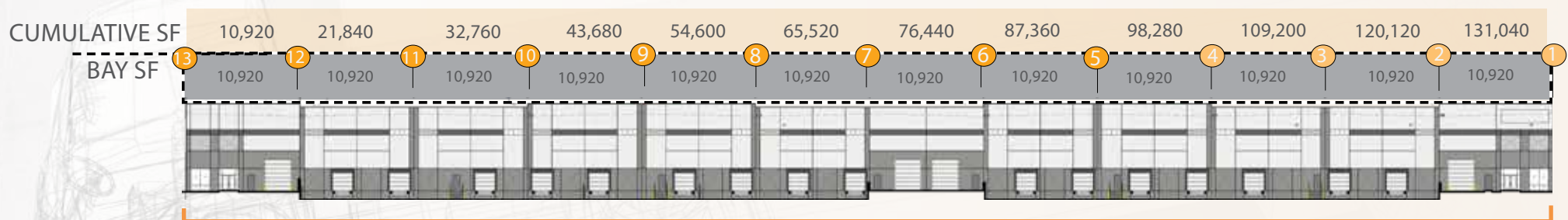
AVAILABLE
UP TO 109,200 SF

CBRE is pleased to present for lease a total of 240,240 SF industrial buildings, 109,200 SF in 2520 Zeppelin Road and 131,040 SF in 2540 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.

2540 ZEPPELIN SPECIFICATIONS & FEATURES

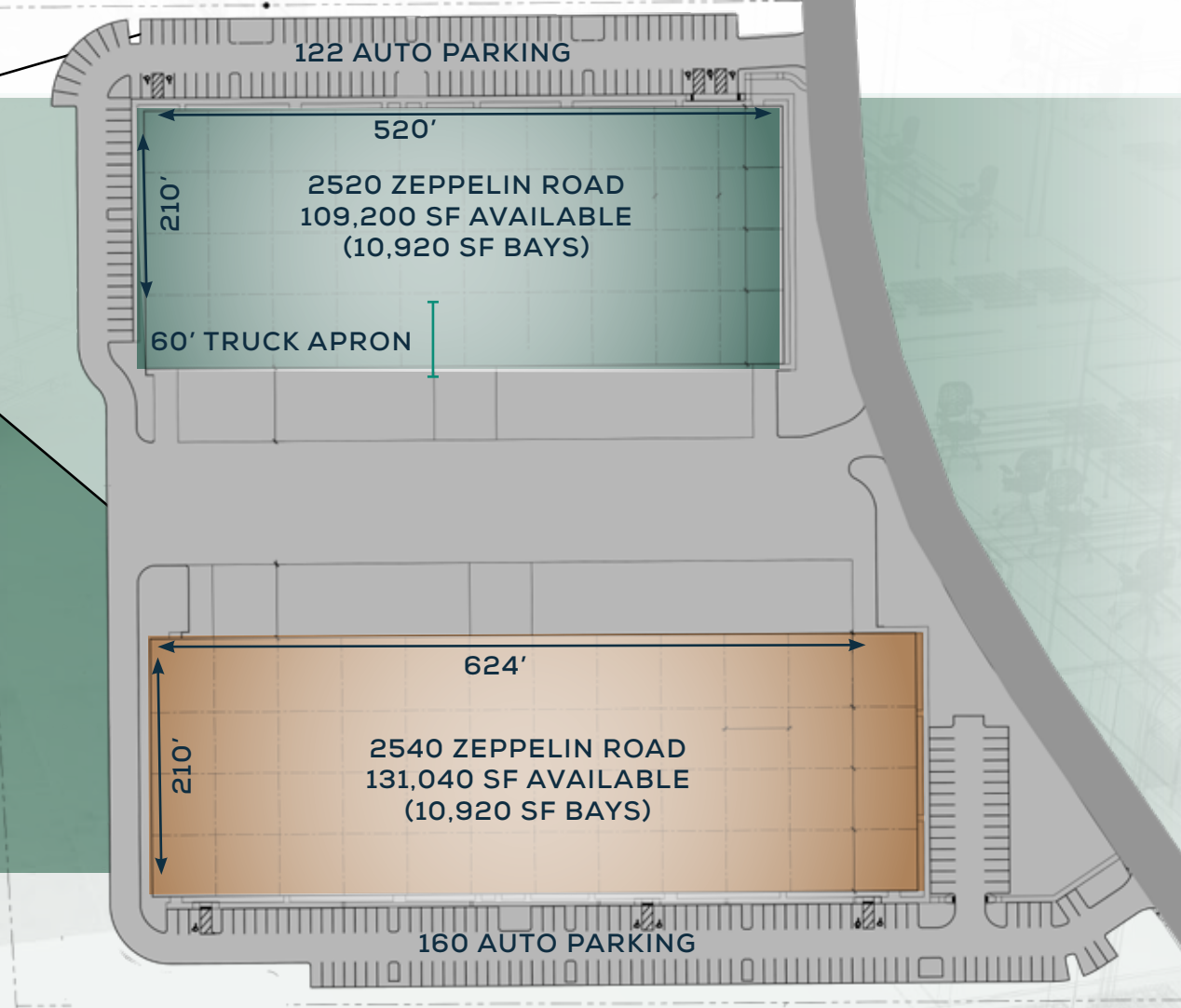
TOTAL SF:	131,040 SF	CONSTRUCTION	CLASS-A TILT WALL	TRUCK APRON:	60 FT. CONCRETE
AVAILABLE SF	21,840 - 131,040 SF	CLEAR HEIGHT	30 FT	TRUCK STORAGE:	NONE
ACRES	14.65 (SHARED)	COLUMN SPACING:	50' x 52' TYPICAL (60' LOADING BAY)	AUTO PARKING	UP TO 146
DELIVERY DATE	MARCH 2021	FLOOR SLAB	SLAB ON GRADE	DOCK DOORS	(UP TO 32) 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	210' X 624'
INTERSTATE ACCESS	4.5 MILES (8 MINUTES)	ELECTRIC:	1600 AMP / 480 V / 3P / 4W		
DISTANCE TO POWERS	1/2 MILE				

ELEVATIONS



AVAILABLE
UP TO 131,040 SF

SITE PLAN



TOTAL SF: 240,240 SF

AVAILABLE SF 21,840 - 240,240 SF

ACRES 14.65 (Shared)

DELIVERY DATE March 2021

ZONING PIP-2

DRIVE MAP

DRIVE TIMES FROM SITE

15 MINUTES

30 MINUTES

45 MINUTES

2640
ZEPPELIN
ROAD

45 minutes

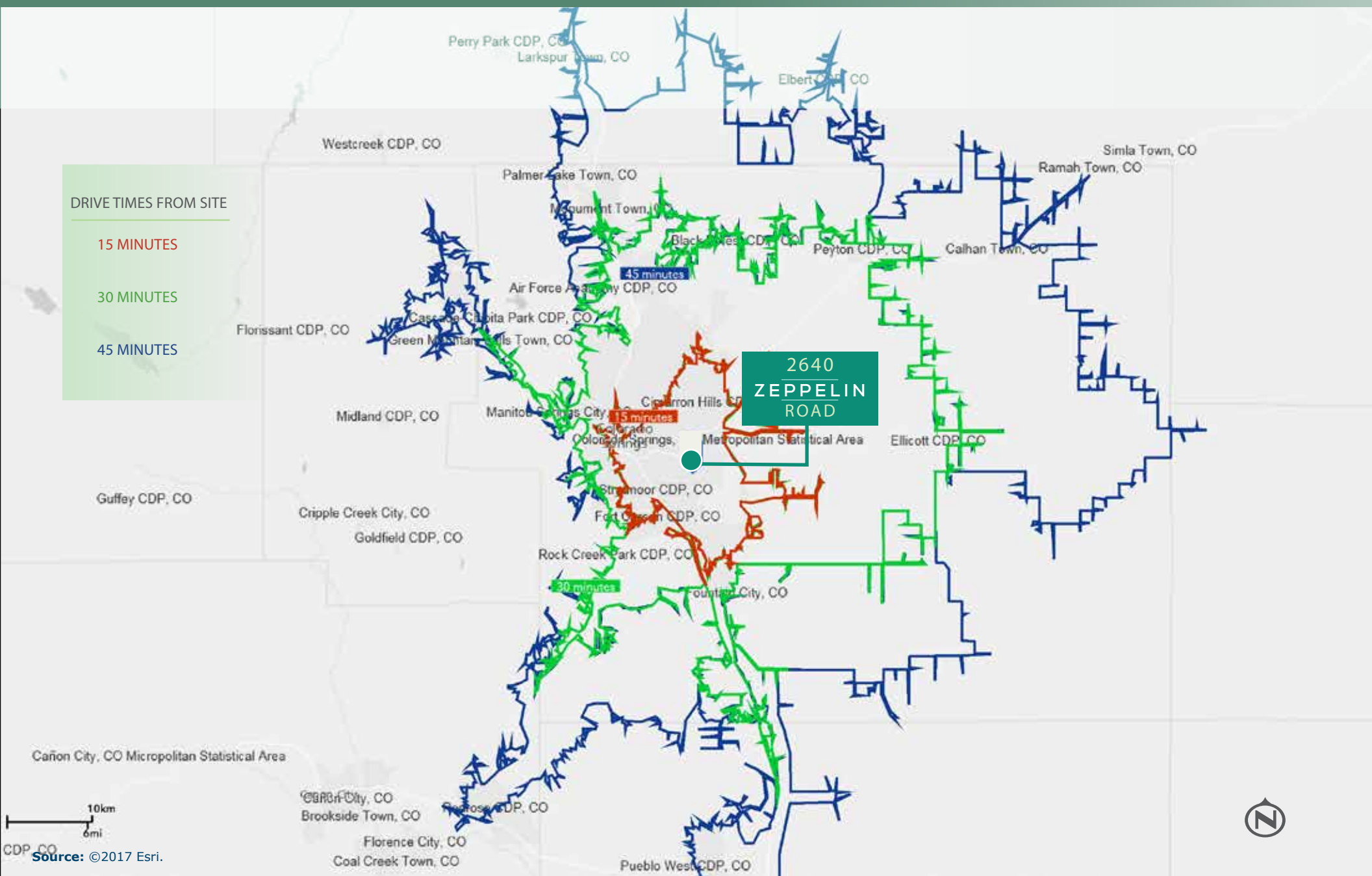
15 minutes

30 minutes

Cañon City, CO Metropolitan Statistical Area

10km
6mi

Source: ©2017 Esri.




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

