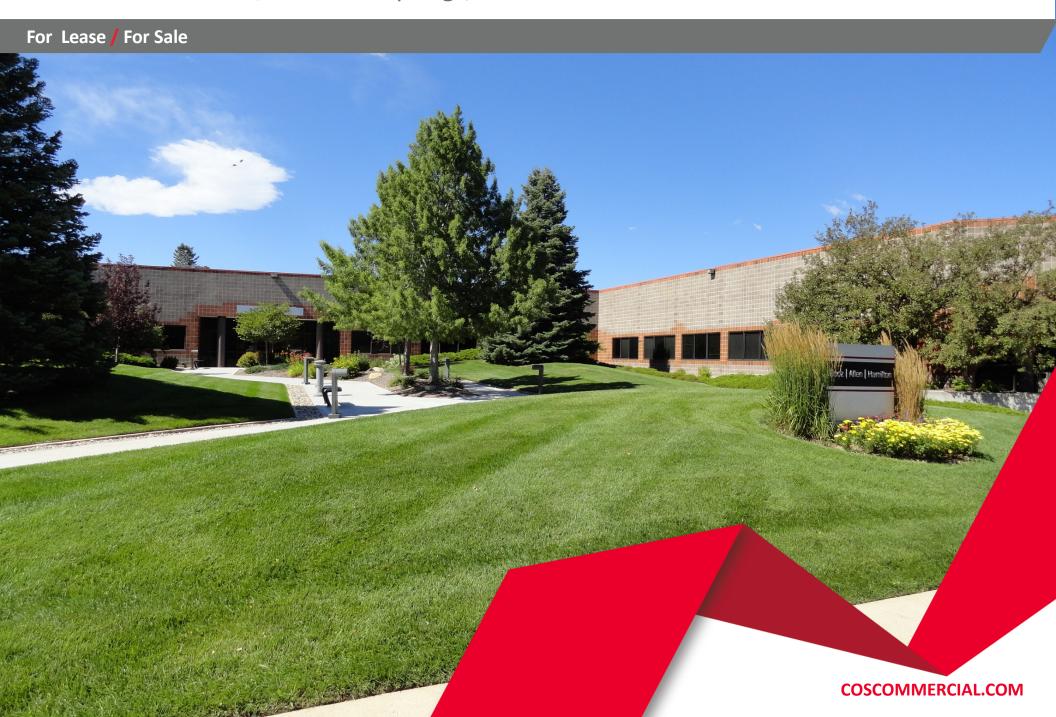
Southeast Industrial / Colorado Springs, CO







Southeast Industrial / Colorado Springs, CO

## **BUILDING SIZE**

76,000 SF

### **AVAILABLE SPACE**

**1915 AEROTECH DR.:** 

Suite 110: 11,226 SF (DEMISABLE) Suite 180: 8,760 SF

#### 1925 AEROTECH DR.:

Suite 212: 8,774 SF Suite 214: 5,210 SF Contiguous: 13,984 SF

#### **FEATURES**

New Roof 2017, Drive-In OHD, Dock-High (Potential), Existing SCIF 1,500 SF, Located in Defense Contractor Row, Convenient Access to Powers Blvd., I-25, and Airport

### Y.O.C.

1985

## **ZONING**

PIP – 2 Colorado Enterprise Zone

### **SALE PRICE**

\$6,500,000 – Contact Broker for CA & Financial Details

## **LEASE RATE**

\$10.50 psf NNN

### **NNN RATE**

\$2.79 psf

### **TENANTS**

S4, Mitre, Special Kids Special Families







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#### **COMMENTS**

- Located in Colorado Springs Defense Contractor Corridor
- Convenient Access to Powers Blvd., I-25, and Airport
- Colorado Enterprise Zone Economic Incentives Available
- Educated Workforce
- Commercial Zoning
- OHD, Dock-High (Potential), SCIF, Shell Space, Flexible Use





## **NEIGHBORHOOD DEMOGRAPHICS**



**POPULATION** 



AVERAGE HOUSEHOLD INCOME

		0202200
1 Mile	13,666	\$55,392
3 Miles	93,827	\$53,917
5 Miles	224,118	\$58,278



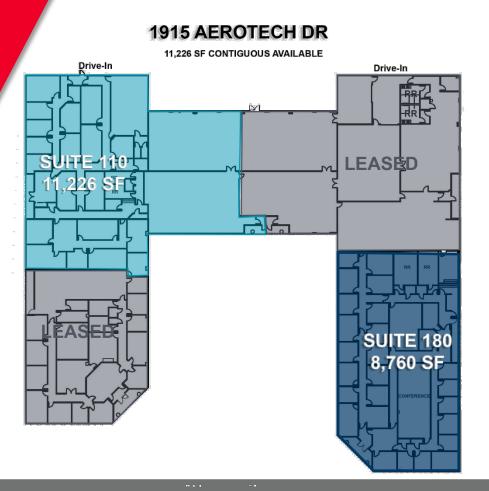
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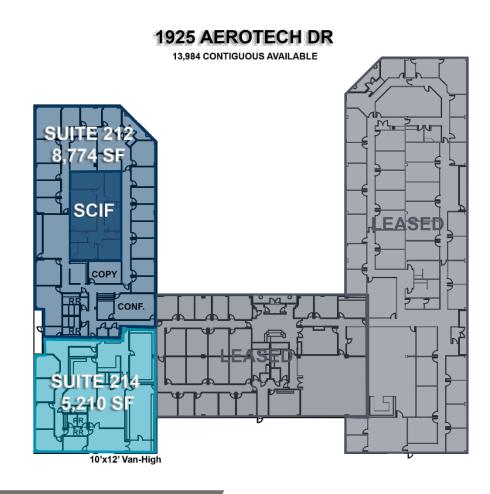
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