

1902 AEROTECH DRIVE,
STE. 110
COLORADO SPRINGS, CO 80916

OFFICE, INDUSTRIAL CONDOMINIUM AVAILABLE

3,200 SF



**CUSHMAN &
WAKEFIELD®**

**Colorado Springs
Commercial**

INDEPENDENTLY OWNED AND OPERATED

LEASE RATE: \$9.00/SF

SALE PRICE: \$560,000



PROPERTY FEATURES

Aerotech Industrial is a 44,800 SF office/warehouse condominium development on a 3.92 acre site in southeastern Colorado Springs. One 3,200 SF end-cap unit is available. Office is 25% of the total space. The space has a full height glass storefront with recessed office entry. The project has quick access to Powers Boulevard and I-25, and is adjacent to Colorado Springs Airport.

For more information, please contact:

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COLORADO SPRINGS COMMERCIAL
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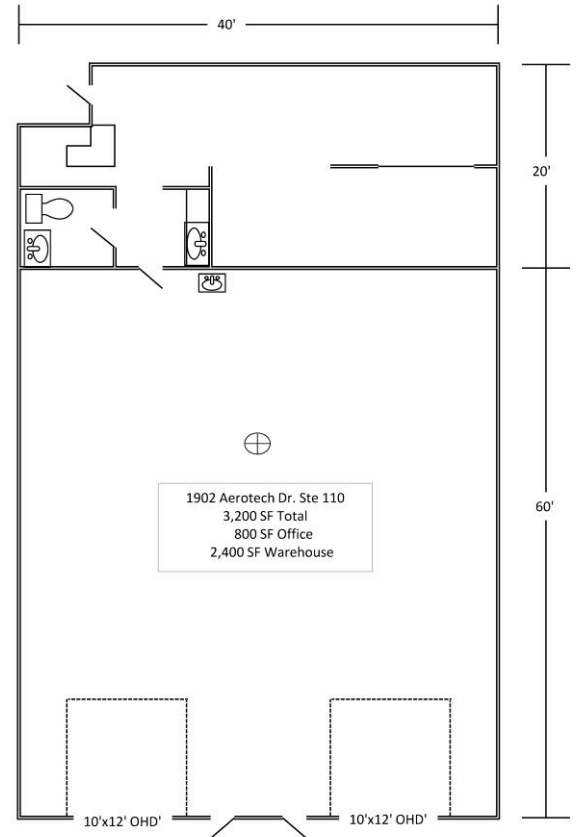
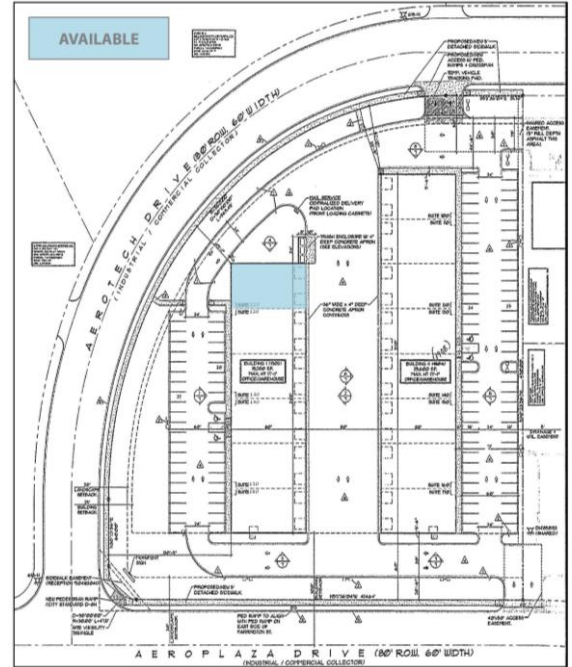
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Office, Industrial Condominium Available

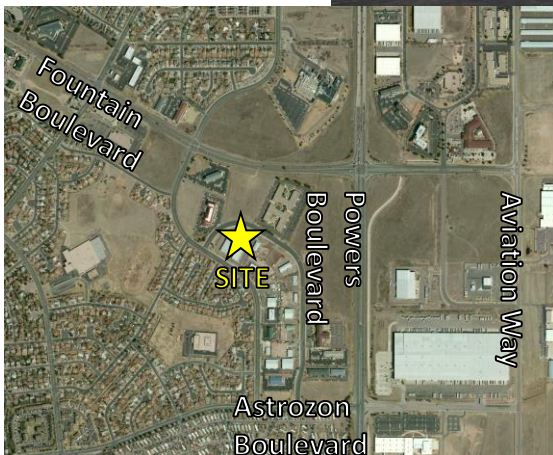
AVAILABLE
FOR SALE OR LEASE

PROPERTY INFORMATION

PROJECT SIZE	44,800 SF
LAND AREA	3.92 ACRES
BUILDING SIZE	18,000 SF
AVAILABLE	3,200 SF
HVAC	HVAC in Office with Heating in Warehouse
CEILING HEIGHT	14'/12' clear
LOADING	Two 10'x12' grade level over head doors
ELECTRIC	200 amp, 208/480 volt, three phase
LEASE RATE	\$9.00/SF NNN
NNN EXPENSES	\$3.20/SF
SALE PRICE	\$560,000
ZONING	PIP-2
YEAR BUILT	2005
CONSTRUCTION	Steel frame with concrete block and steel panel walls
ADDITIONAL INFO	Bay size is 40'x80' 6" reinforced concrete floors



All measurements approximate. Not to scale.



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