

342,299 SF LIGHT MANUFACTURING, WAREHOUSE & DISTRIBUTION

**1025**  
**WOODMEN**  
COLORADO SPRINGS, CO

- 45 minutes to Denver
- 152,190 SF 40' clear portion
- 24 Secured docks
- 190,109 SF 14.5' clear portion

In a rare opportunity, Colorado Springs' 5th largest manufacturing/distribution facility is being offered for lease. This site provides 1/5TH mile access to Interstate 25 and is located only 45 minutes south of Denver. It has over 152,190 SF of 40' clear warehouse and 190,109 SF of 14.5' clear facilities. The entire building is well maintained, fully sprinkled (in-rack), has redundant 12.5 kva electric service, a full-service cafeteria, front office, and 24 secured docks serving the warehouse. Landlord can demise on 50,000 SF segments. Wire-guided system and racks included.

**FOR MORE INFORMATION,  
PLEASE CONTACT:**

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**\$6.50/PSF + \$1.30 NNN**

**CBRE**



### FEATURES & AMENITIES

- Up to 152,190 SF 40' Clear
- Demisable 50,000 SF Segments
- Racks Included
- Wire-Guided Forklifts
- Fully Sprinkled (In-Rack)
- 24 Secured Docks
- Temperature Controlled



### FRONT OF HOUSE

- Front Office
- Full Cafeteria
- Break Area
- Restrooms & Showers
- Employee Lockers
- Robust Employee Parking



### UTILITIES\*

- Electric: (2) 12.5 KVA
- Natural Gas: Industrial Grade
- Water & Fire: 8" Supply
- Wastewater: 8" Private Line



### RENT

- Base Rent: \$6.50 PSF
- NNN: \$1.30 PSF
  - Taxes: \$0.45 PSF
  - Insurance: \$0.20 PSF
  - CAM: \$0.65 PSF

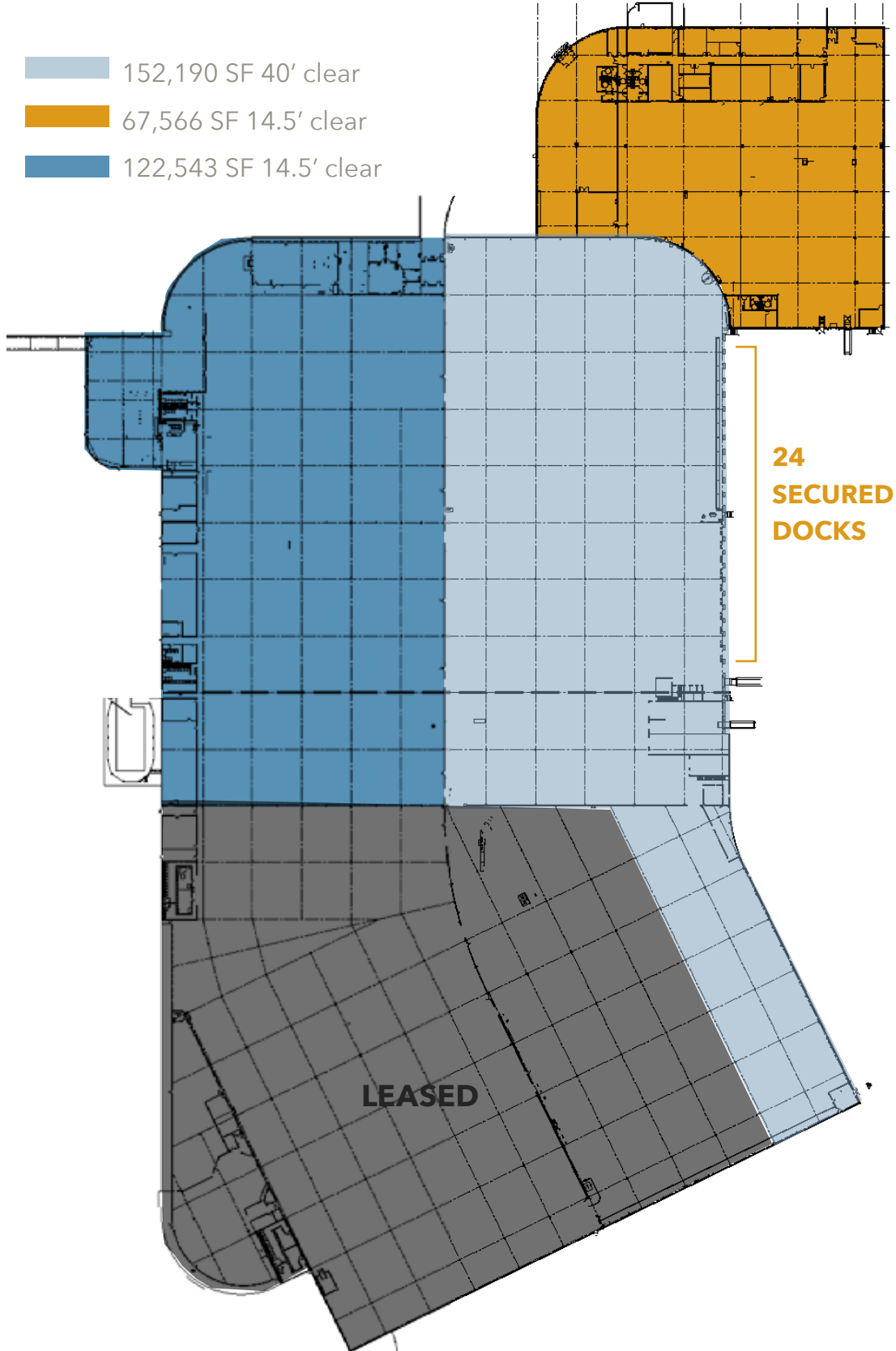
\* Provided by Colorado Springs Utilities unless otherwise noted.

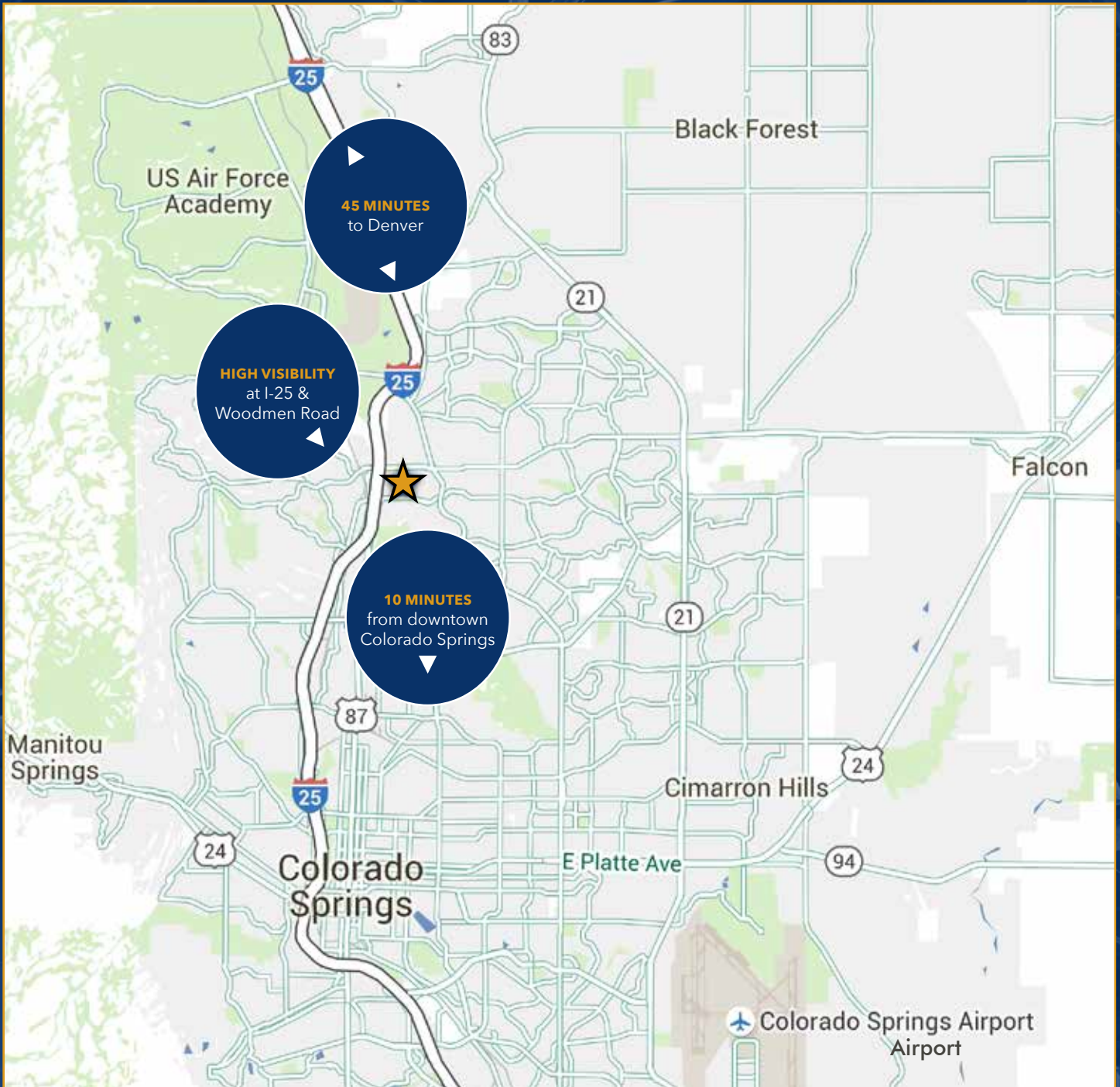


342,299 SF LIGHT MANUFACTURING, WAREHOUSE & DISTRIBUTION

**1025**  
**WOODMEN**  
COLORADO SPRINGS, CO

- 152,190 SF 40' clear
- 67,566 SF 14.5' clear
- 122,543 SF 14.5' clear





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