



## INDUSTRIAL WAREHOUSE FOR LEASE

### 1383 VAPOR TRAIL | COLORADO SPRINGS, CO

**SPACE AVAILABLE:**

12,800 SF

**LEASE RATE:**

\$7.75/ SF, NNN

### INDUSTRIAL FOR LEASE

**PROPERTY HIGHLIGHTS:**

- Airport industrial location
- Grade level overhead x 2 @ 10'
- Dock high x 2 @ 8'
- Sprinklered
- 18' clear ceiling height

**For information, please contact:**

**SIMON PENNER**

719.228.0504

[spenner@ngkf.com](mailto:spenner@ngkf.com)



**INDUSTRIAL FOR LEASE**  
DETAILS

**Building Size:** 46,444 SF

**Zoning:** PIP2 AO

**Operating Expenses:** \$1.25/SF (2019 Estimate)

**Terms:** Negotiable

**LOCATION AERIAL**



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