



5,062 SF FOR LEASE AVAILABLE 6/1/25

OFFICE/WAREHOUSE IN THE GARDEN OF THE GODS CORRIDOR



COLORADO SPRINGS, CO 80919





BUILDING SIZE 35,750 SF



SPACE AVAILABLE 5,062 SF (Available 6/1/25)



800 AMP 480/277 3 PHASE

- Multiple Loading
- High Parking Ratio
- Ample Power
- Fully Conditioned



TOTAL SITE AREA 7.4 Acres



\$12.50 PSF/YR/NNN



HVAC FULLY CONDITIONED



LOADING
(2) 10' X 10'
DOCK-HIGHS



NNN \$4.27 PSF/YR (2025 Est.)



PARKING 8/1,000



CLEAR HEIGHT 20' WAREHOUSE



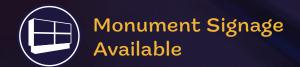
FIRE SUPPRESSION



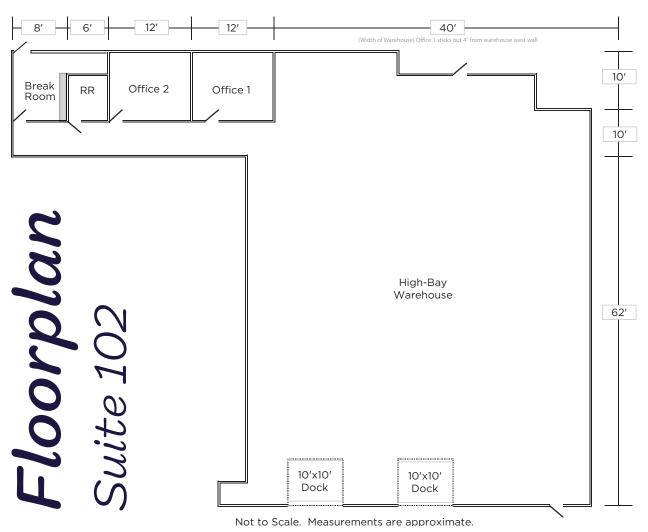
ZONING OC HS CU

Nearby Amenities to include:
 Restaurants, Shopping, Hiking/Biking
 Trails & Garden of the Gods Park





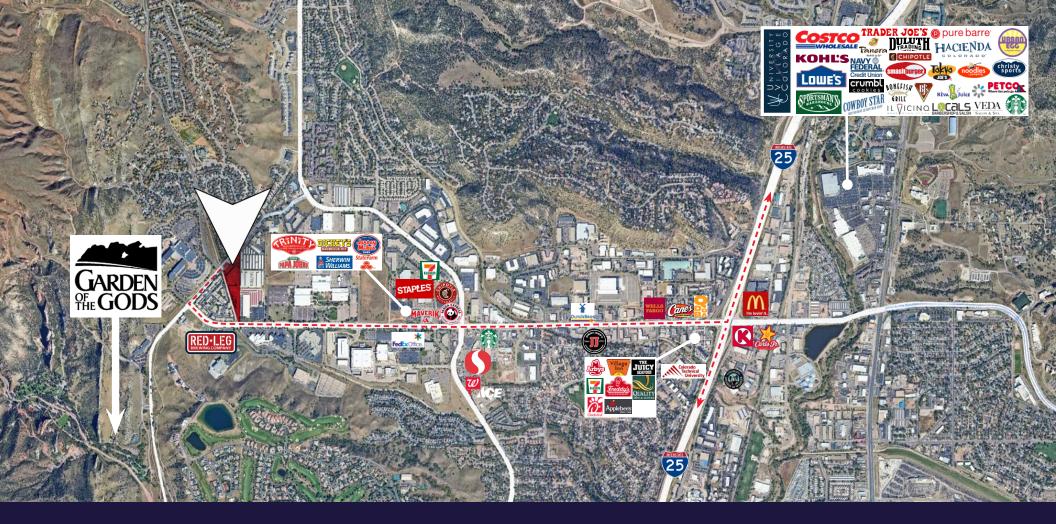












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