

CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

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

OFFICE/WAREHOUSE IN THE
GARDEN OF THE GODS CORRIDOR

4805 N 30TH ST
COLORADO SPRINGS, CO 80919



Property Features



**BUILDING
SIZE**
35,750 SF



**TOTAL
SITE AREA**
7.4 Acres



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



CLEAR HEIGHT
20' WAREHOUSE



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



LEASE RATE
\$12.50
PSF/YR/NNN



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



**FIRE
SUPPRESSION**



ELECTRIC
800 AMP
480/277
3 PHASE



HVAC
FULLY
CONDITIONED



PARKING
8/1,000



ZONING
OC HS CU

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

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

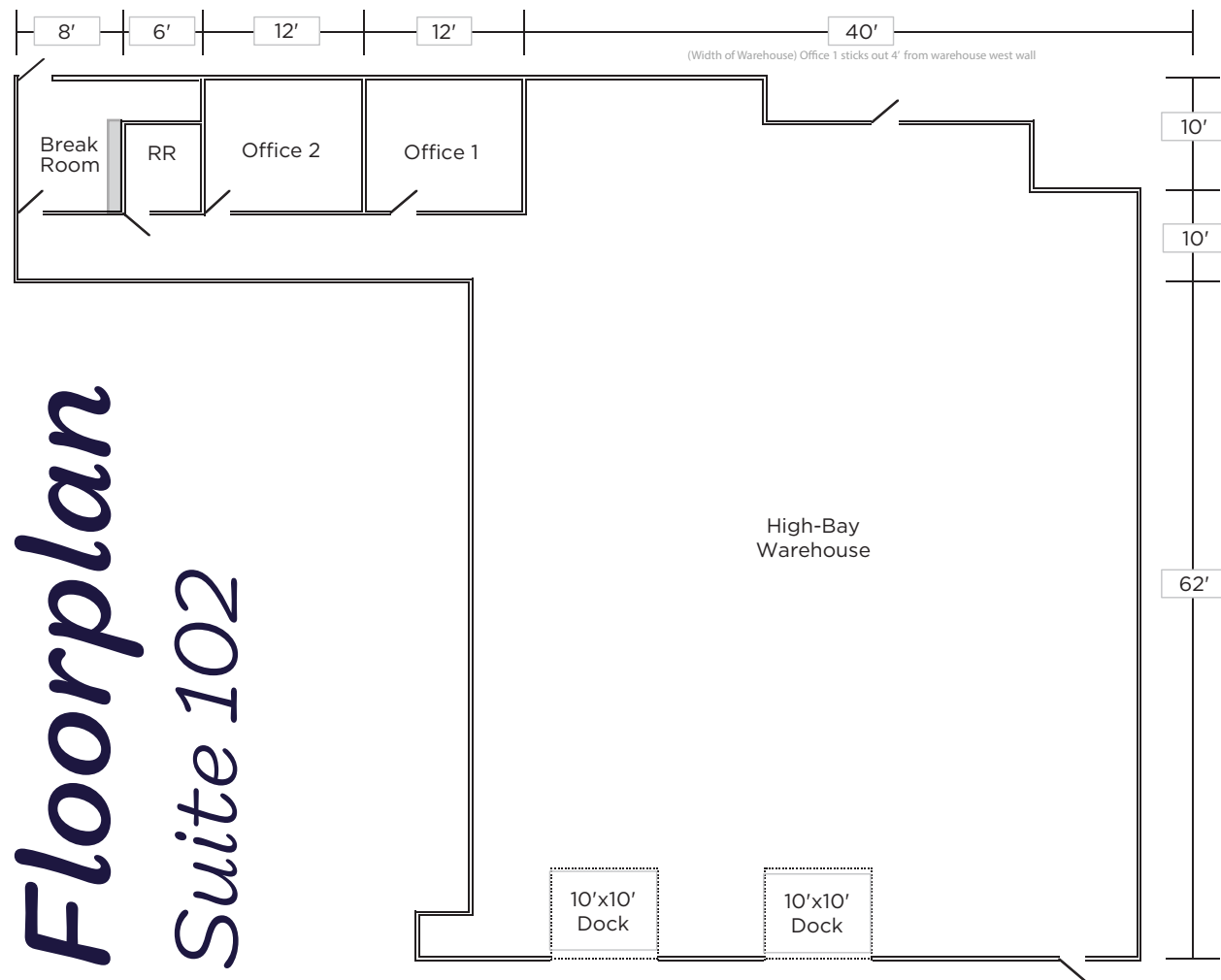


**Building Signage
Available**



**Monument Signage
Available**





Not to Scale. Measurements are approximate.

