



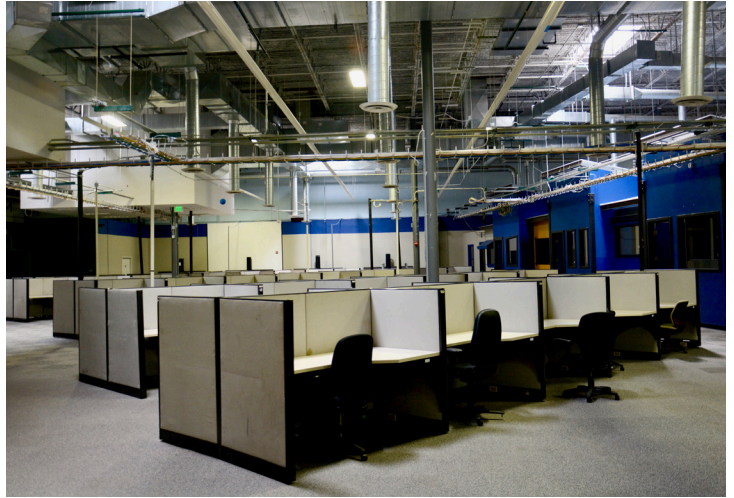
For Lease: 58,000 SF
Immediately Available
From \$9.50 PSF NNN

Office/Flex/Industrial



- New roof and HVAC
- Back up generator
- 22'-24' Clear height
- Great I-25 Visibility and Frontage
- PIP-1 HS Zoning
- From \$9.50 NNN. Direct lease potential
- \$3.53 PSF estimated 2018 expenses

For more information, please contact:



ZONING

PIP-1 HS, Colorado Springs, CO

TAX SCHEDULE #

6318402009

SITE

14.84 Acres

BUILDING

151,382 +/- SF

CONSTRUCTION

Tilt-Up

LEASE RATE

From \$9.50 PSF NNN

AVAILABLE SPACE

58,000 SF. Divisible.
Potential for Direct Lease

HVAC

100% conditioned via packaged units

CEILING HEIGHT

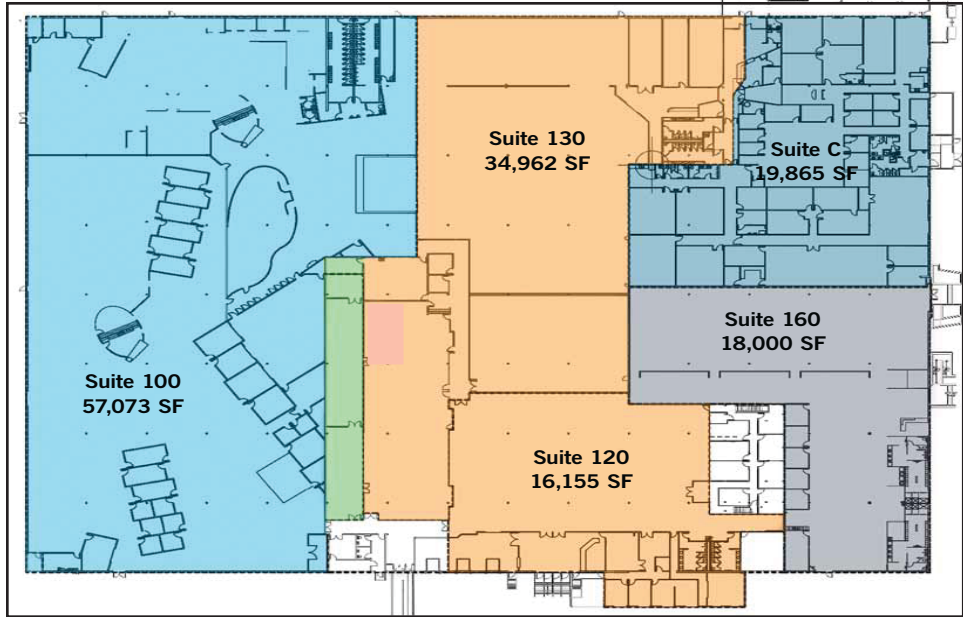
22'-24' clear

PARKING

7/1000 with potential to expand

ELECTRICAL

Heavy 480V, 3 phase



For more information, please contact:



Michael R Helwege, SIOR
Principal
+1.719.661.6811
Mike@COREcommbc.com

Parker Curry,
Associate
+1.719.337.1367
parker@COREcommbc.com