

FOR LEASE | Santa Fe Business Park Spaces



**NWC Terrazzo Dr & La Campana Dr
Monument, CO 80132**

INDUSTRIAL | WAREHOUSE | DISTRIBUTION
6 Buildings Totaling 125,500 SqFt
Unit Sizes 2,884 SqFt and Up



NAI Highland

2 N Cascade Ave. Suite 300, Colorado Springs, CO 80903

719.577.0044

www.highlandcommercial.com

**Efficiently Located Between
South Denver & Colorado Springs**



Mark Useman | Senior Broker

719.231.7400

useman@highlandcommercial.com



Randy C. Dowis | Principal

719.659.1332

dowis@highlandcommercial.com

PROPERTY OVERVIEW

Positioned in the North Colorado Springs market near the U.S. Air Force Academy, this premier site delivers exceptional visibility and access, with convenient connectivity from Baptist Road and prominent exposure along I-25. Recent infrastructure upgrades and proximity to the scenic Santa Fe Trail further enhance the location. Santa Fe Business Park is ideally situated at the forefront of new industrial growth between the Denver Tech Center and Downtown Colorado Springs.



BUILDING SIZES

- 1) ± 22,000 SqFt
- 2) ± 15,500 SqFt
- 3) ± 22,000 SqFt
- 4) ± 22,000 SqFt
- 5) ± 22,000 SqFt
- 6) ± 22,000 SqFt



EXTERNAL INFRASTRUCTURE

Baptist Road Frontage Improvements



VISIBILITY & ACCESS

A rare development combining prominent I-25 visibility with easy, efficient access



EFFECTIVELY LOCATED

15 minutes north of downtown Colorado Springs & 45 minutes south of the Denver Tech Center



IDEAL USES

Industrial / Warehouse
Mixed Use / Retail

BREAKING GROUND

Quarter 2 2026



BUILDING SPECIFICATIONS

	BUILDING 1	BUILDING 2	BUILDING 4	BUILDINGS 3,5&6
Building Size	22,000 SqFt	15,500 SqFt	22,000 SqFt	22,000 SqFt
Available Units	2 Units	2 Units	6 Units	7 Units
Available SqFt	10,598 - 22,000 SqFt	7,405 - 15,500 SqFt	2,884 - 22,000 SqFt	2,856 - 22,000 SqFt
Clear Height	20'	20' - 21'	18' - 21'	20'
Drive-In Doors	4 (Four)	3 (Three)	7 (Seven)	7 (Seven)
Dock-High Doors	N/A	3 (Three)	N/A	N/A
Outdoor Storage	27,908 SqFt	14,264 SqFt	N/A	N/A
Electrical	277/480 3 Phase 4 Wire 130 KW	277/480 3 Phase 4 Wire 130 KW	277/480 3 Phase 4 Wire 130 KW	277/480 3 Phase 4 Wire 130 KW
Fire Protection	Sprinkled	Sprinkled	Sprinkled	Sprinkled



DISCLAIMER: NAI HIGHLAND, LLC OBTAINED THIS INFORMATION FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT VERIFIED ITS ACCURACY AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS SUBMITTED SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF THE PROPERTY AND TRANSACTION. LISTING BROKER IS ALSO A PART OWNER IN THIS PROJECT.

BUILDING ELEVATION PLANS



4 BUILDING #1 - WEST ELEVATION

18" = 1'-0"



1 BUILDING #2 - WEST ELEVATION

18" = 1'-0"



1 BUILDING #4 - NORTH ELEVATION

18" = 1'-0"



4 BUILDING #6 - NORTH ELEVATION

18" = 1'-0"

PROPERTY CONCEPTUAL PLAN



BUILDING 1

- 1A - 10,586 Sq Ft
- 1B - 10,750 Sq Ft

BUILDING 2

- 2A - 7,379 Sq Ft
- 2B - 7,543 Sq Ft

BUILDING 3

- 3A - 2,856 Sq Ft
- 3B - 2,884 Sq Ft
- 3C - 2,884 Sq Ft
- 3D - 2,884 Sq Ft
- 3E - 2,884 Sq Ft
- 3F - 2,884 Sq Ft
- 3G - 3,668 Sq Ft

BUILDING 4

- 4A - 3,869 Sq Ft
- 4B - 2,884 Sq Ft
- 4C - 2,884 Sq Ft
- 4D - 2,884 Sq Ft
- 4E - 2,884 Sq Ft
- 4F - 5,816 Sq Ft

BUILDING 5

- 5A - 2,856 Sq Ft
- 5B - 2,884 Sq Ft
- 5C - 2,884 Sq Ft
- 5D - 2,884 Sq Ft
- 5E - 2,884 Sq Ft
- 5F - 2,884 Sq Ft

BUILDING 6

- 6A - 3,668 Sq Ft
- 6B - 2,884 Sq Ft
- 6C - 2,884 Sq Ft
- 6D - 2,884 Sq Ft
- 6E - 2,884 Sq Ft
- 6F - 2,884 Sq Ft
- 6G - 2,856 Sq Ft

AERIAL MAP



Visit our Website



Follow us on LinkedIn



NAI Highland



Mark Useman | Senior Broker



719.231.7400



useman@highlandcommercial.com



Randy C. Dowis | Principal



719.659.1332



dowis@highlandcommercial.com