



5025 Galley Rd

5025 Galley Rd, Colorado Springs, CO 80915



Ryan Moore

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(859) 797-1377



5025 Galley Rd

\$10.00 /SF/YR

Industrial, Manufacturing and Office space just now available in Colorado Springs! This property has enough power for any amount of equipment needed. Several loading docks and drive in doors allow for easy equipment maneuvering , loading and unloading. Landlord is completely flexible and accommodating for any adjustment tenant would want to perform in the property in order to run their business properly. New TPO roof with warranty was just installed in 2021. We are wanting a 5 year lease at minimum. Don't hesitate to reach out with any questions and we are readily available for a showing....

- Located in Central Colorado Springs
- 15 Minutes away from anything in Colorado Springs
- 12 Min away from COS Airport



Rental Rate: \$10.00 /SF/YR

Property Type: Industrial

Property Subtype: Manufacturing

Rentable Building Area: 25,952 SF

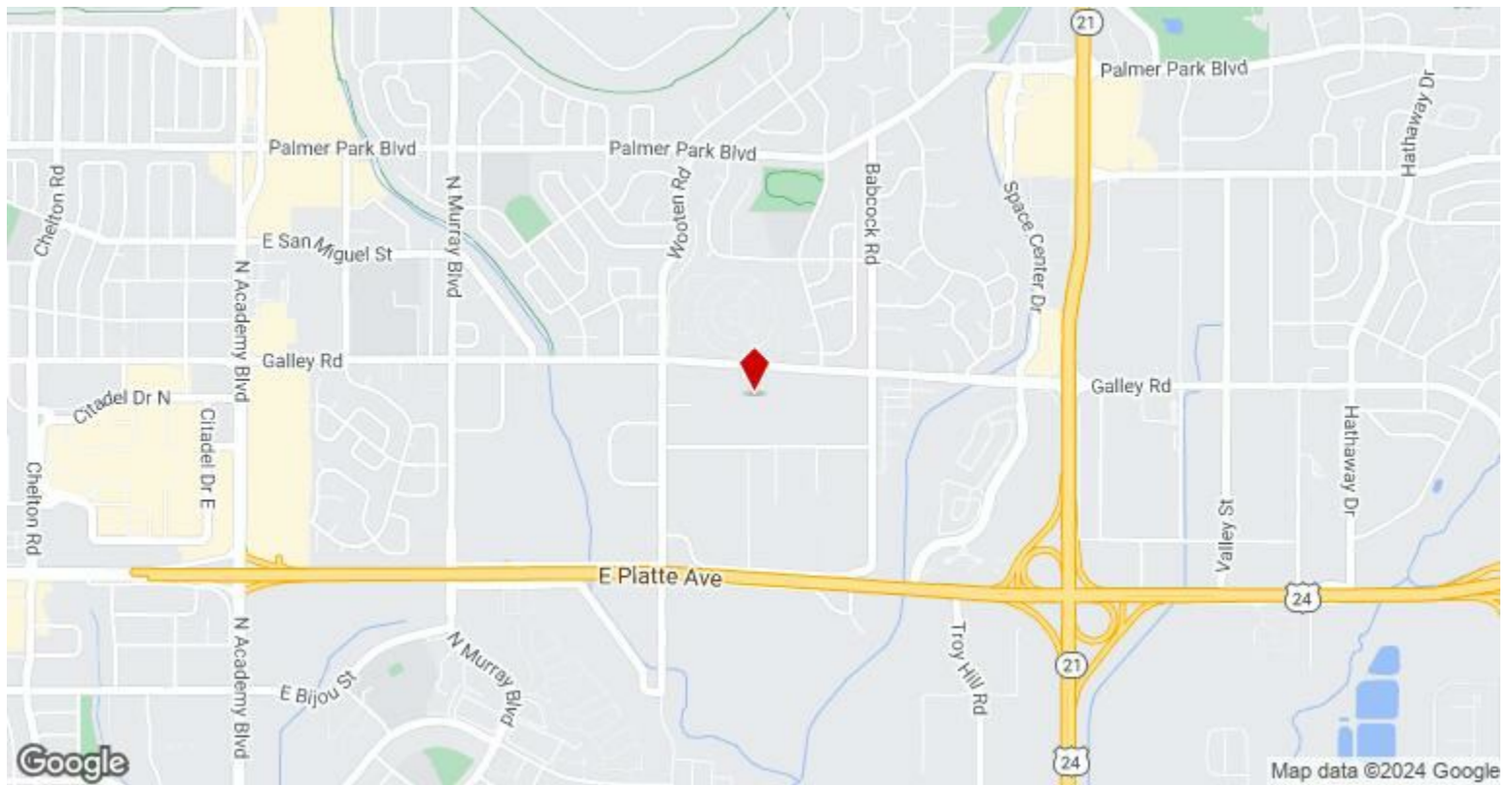
Year Built: 1983

Rental Rate Mo: \$0.83 /SF/MO

1st Floor

Space Available	25,952 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Sublet
Space Use	Industrial

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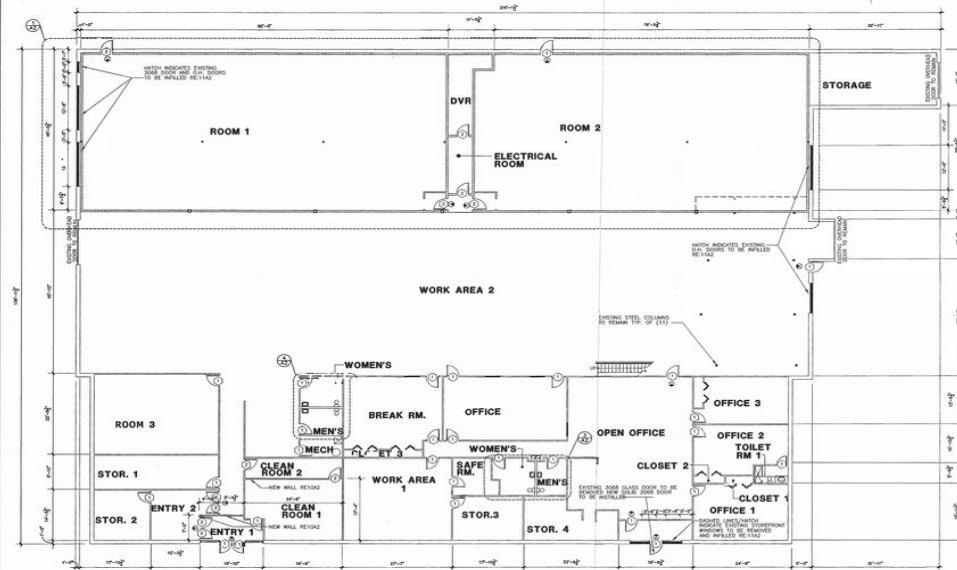


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Property Photos

5025 EAST GALLEY ROAD COLORADO SPRINGS, COLORADO 80915



1 FLOOR PLAN GENERAL NOTES:

- NOTE: ALL WALL, DOORS AND WINDOWS INDICATED ON PLAN ARE EXISTING UNLESS NOTED OTHERWISE.
- NEW WALL - 2" GA. METAL STUDS @ 24" O.C. ON 3-1/2" x 8" OR METAL STUDS @ 12" O.C. (SEE DETAIL 1002)
- NEW WALL - 4" METAL STUDS W/ 1/2" GYP. SB. EACH SIDE TYP. SEE DETAIL 1002
- NEW WALL - 8" CMU BLOCK WALL PER DETAIL 1102
- INDICATES NEW ADA-COMPLIANT GLIDE TIRE HARDWARE TO BE INSTALLED AT EXISTING DOORS
- INDICATES NEW GYM DOORS BY ADA-COMPLIANT HARDWARE. COORD. HARDWARE TYPE W/ OWNER
- ASSUMED BY OWNER

SPlice is Power

Construction
 Mechanical
 Electrical
 Fire



PROJECT DATA:
BUILDING ADDRESS:
 COLORADO SPRINGS, COLORADO 80915
SITE DATA:
 TAX SCHEDULE NO. 641030400
 ZONING PERM. NO.
 SITE AREA: 66,311 SF (1,523 ACRES)
APPLICABLE BUILDING CODES:
 ALL CODES AND ORDINANCES IN EFFECT AT THE TIME OF PERMITS AND RECORDING DEPARTMENT, INCLUDING BUT NOT LIMITED TO THE 2009 IBC

CODE ANALYSIS:
 CONSTRUCTION: TYPE III-B (SECTION 602.2) - ALL CONSTRUCTION TO COMPLY WITH TABLE 601
 BUILDING AREA: 25,093 S.F.
 OCCUPANT LOAD:
 OFFICE LEVEL: 20,141 SF / 200 = 101
 OFFICE AREA LOWER LEVEL: 2,904 SF / 200 = 15
 ACCESSORY STORAGE AREA UPPER LEVEL: 1,028 SF / 200 = 5
 OCCUPANT LOAD: 144 OCCUPANTS (OVER 1000 S.F.)
BUILDING OCCUPANCIES:
 ONE-WALKER OCCUPANCY WITH SEPARATE OPENING OPERATIONS
 100 S.F. OFFICE, 100 ACCESSORY STORAGE = 1/10th OF BUILDING AREA PER SEC. 902.1
EXISTING SPRINKLERS PER SEC. 908 (ALUMINUM NOT REQUIRED)
INTERIOR FINISHES:
 EXISTING INTERIOR FINISHES MEET REQUIREMENTS OF IBC 912.2
EXTERIOR FINISHES:
 FINISH CHANGE OF OCCUPANCY TO EQUAL/LEADER HAZARD CATEGORY PER SEC. 912.4 (EXISTING MEANS OF EGRESS COMPLY WITH IBC 902)
 WALL FINISH: GYPSUM - 1/2" GYPSUM BOARD
 EXIST DOOR WIDTH: 36" MIN. CLEAR OPENING
 NO. OF EXIST. WINDOWS: 6 EXIST. WALL WINDOWS
HEIGHT AND AREA:
 FINISH CHANGE OF OCCUPANCY TO EQUAL/LEADER HAZARD CATEGORY PER SEC. 912.4 (EXISTING EXTERIOR WALL ACCEPTABLE PER IBC 912.2)
 PER IBC SECTION 902, APPROXIMATE TO THE ACCESSORY STORAGE ROOM REQUIRED TO EXCEED 10% OF THE GROSS OF THE BUILDING AREA. (SECTION 1) THE ROOM IS APPROXIMATELY 10% OF THE GROSS AREA OF THE BUILDING.
ACCESSIBILITY:
 NEW ADA COMPLIANT CRUISE SMRT @ MEN'S: \$1,500.00
 NEW ADA COMPLIANT CRUISE SMRT @ WOMEN'S: \$1,500.00
 NEW ADA COMPLIANT CRUISE SMRT @ MEN'S: \$1,500.00
 NEW ADA COMPLIANT CRUISE SMRT @ WOMEN'S: \$1,500.00
 EXISTING TOILET ROOMS: \$200.00
 EXISTING TOILET ROOMS: \$200.00
 EXISTING TOILET ROOMS: \$200.00
 EXISTING TOILET ROOMS: \$200.00
 TOTAL: \$10,000.00
 EXISTING NEW ADA COMPLIANT TOILET ROOMS TO BE ADDED PER PLAN
 EXTERIOR TOILET ROOMS (SEE DETAILS)
 EXTERIOR TOILET ROOMS (SEE DETAILS)



WAY ARCHITECTS, P.C.
 2325 NORTH TEJANO ROAD, SUITE 100
 COLORADO SPRINGS, COLORADO 80905
 DATE: 05-14-10
 DRAWN BY: [Name]
 CHECKED BY: [Name]

5025 EAST GALLEY ROAD
 COLORADO SPRINGS, COLORADO
 80915
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 FLOOR PLAN
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