

THE L3HARRIS™ BUILDINGS

SINGLE TENANT NET LEASED

4615-4619 Foreign Trade Zone Blvd
Colorado Springs, CO 80925

85,176 SF Fully Leased Office Warehouse
Campus. Substantial improvements made by
Tenant. National Long-Term Credit Tenant - L3
Harris. Located in a fast growing area of
Colorado Springs. Annual Rent Increases.

For Sale

85,176 SF | 100% Occupied

SINGLE TENANT LEASE INVESTMENT



Randy C. Dowis | Principal



719.650.1332



dowis@highlandcommercial.com



John Onstott | Principal



719.330.1819



onstott@highlandcommercial.com

NAIHighland

PROPERTY INFORMATION

- 100% Leased to L3 Harris Corp., a Fortune 500 Aerospace Defense Company
- Stock Symbol LHX
- **INITIAL OCCUPANCY 2008**
- **LEASE RECENTLY EXTENDED THROUGH JANUARY 2029**
- Excellent Investment with Long-Term Tenant in Rapidly Growing Area
- Population of 770,000 (El Paso County)
- Home of U.S. Peterson Space Force Base, Falcon Air Force Station, Fort Carson Army Base & U.S. Air Force Academy

OFFERING SUMMARY

Sale Price	\$14,495,000.00
Price Per Square Foot	\$170.18
Cap Rate (est.)	7.5%
NOI (est.)	\$1,083,419.00

(3%) Annual Rent Escalations

PROPERTY HIGHLIGHTS

- BUILDING: Westport Buildings
- IMPROVEMENTS: Two Buildings 85,176 SF
- LAND AREA: 6.4 Acres
- LOCATION: Colorado Springs | El Paso County
- Fully Fenced
- Several Tenant Funded Improvements/ SCIF Areas



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

☎ +1 719 577 0044

🌐 highlandcommercial.com



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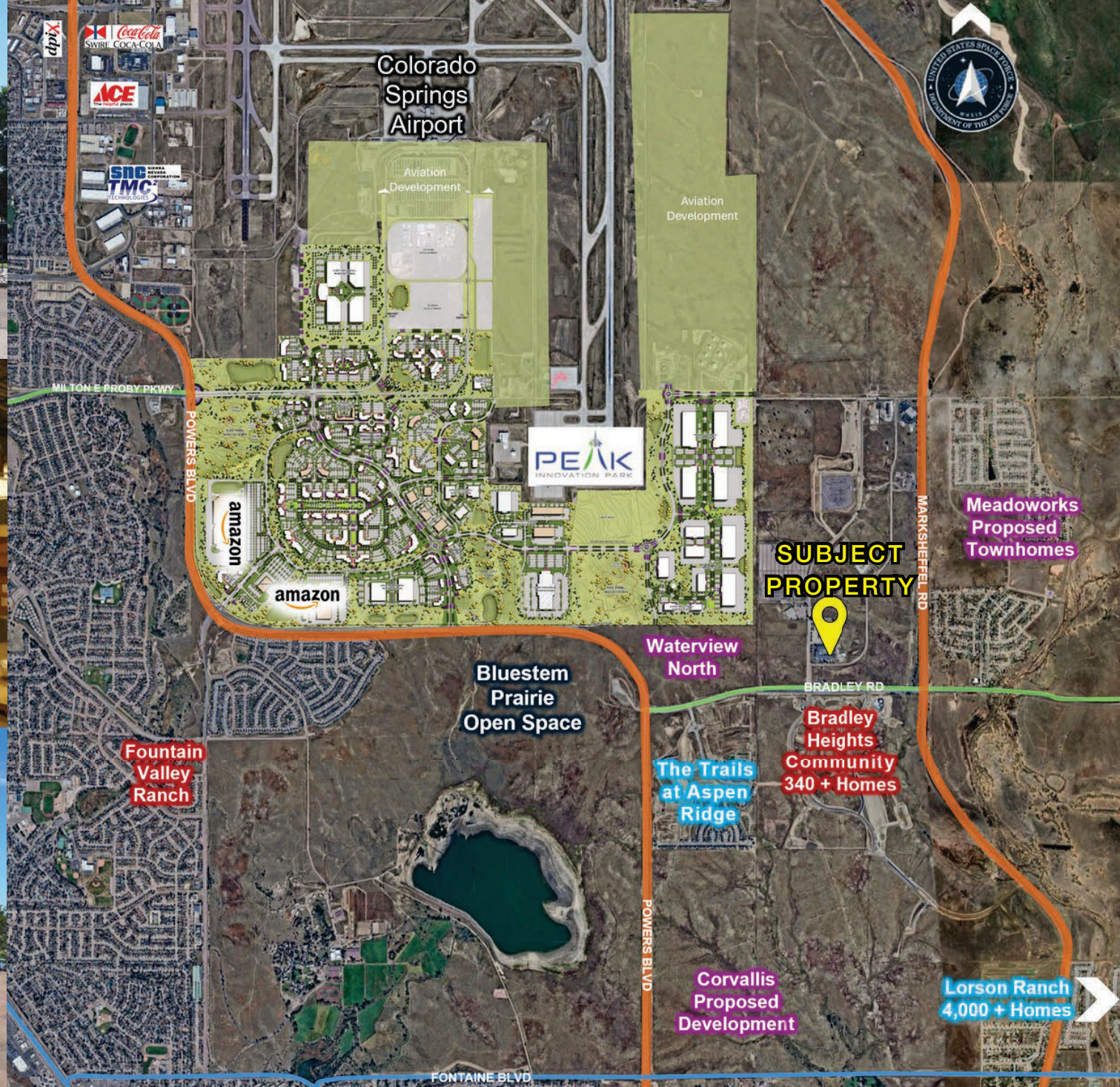
📞 719.650.1332
 ✉ dowis@highlandcommercial.com



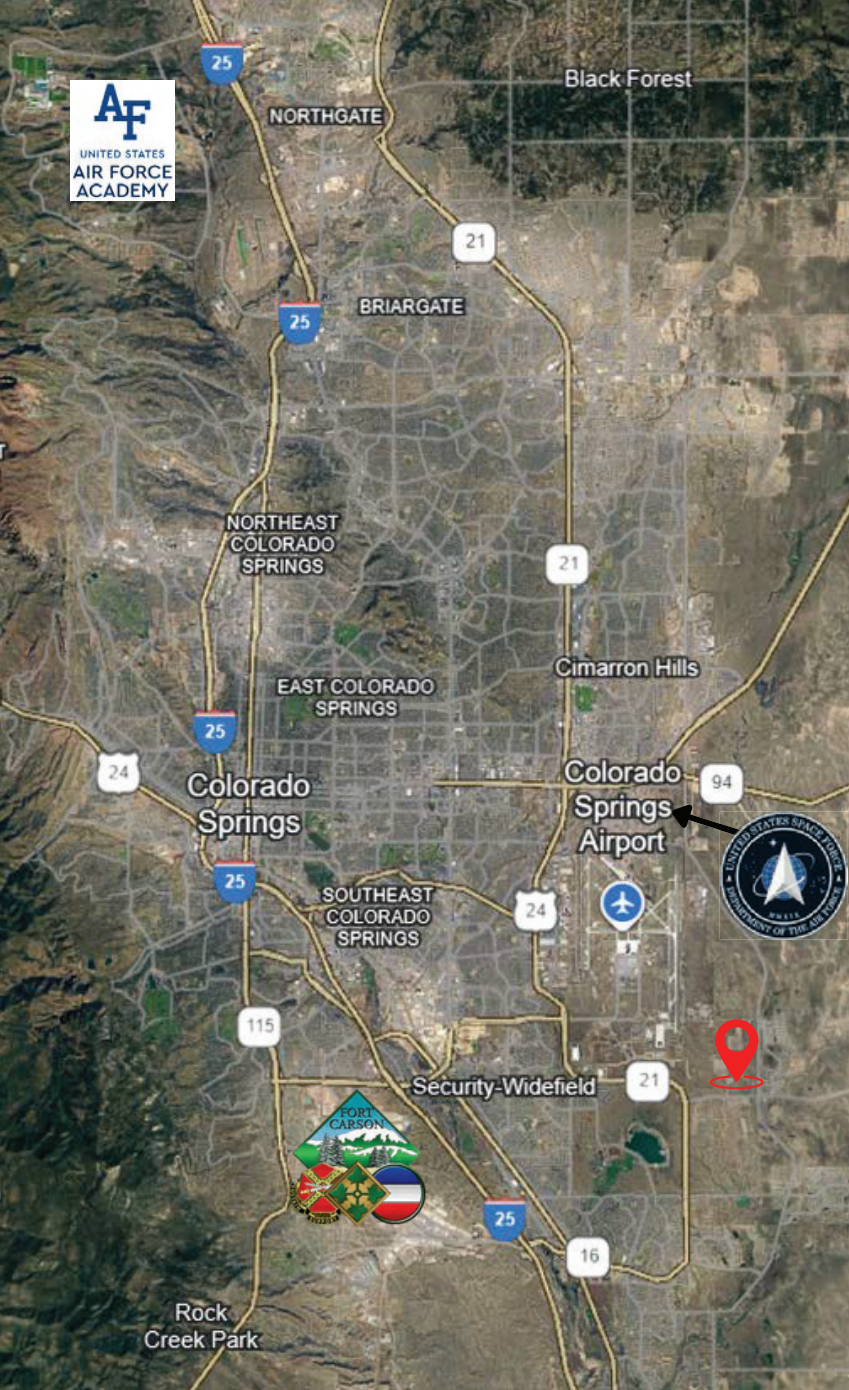
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