



3450 ASTROZON PLACE

COLORADO SPRINGS, COLORADO



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LEASE RATE

\$6,500 / MONTH (NNN)

Warehouse/Office + Secured Yard



PROPERTY OVERVIEW



APN
6434108006 (El Paso County)



LOT SIZE
0.99 Acres



ZONING
**LI: Light Industrial
(City of Colorado Springs)**



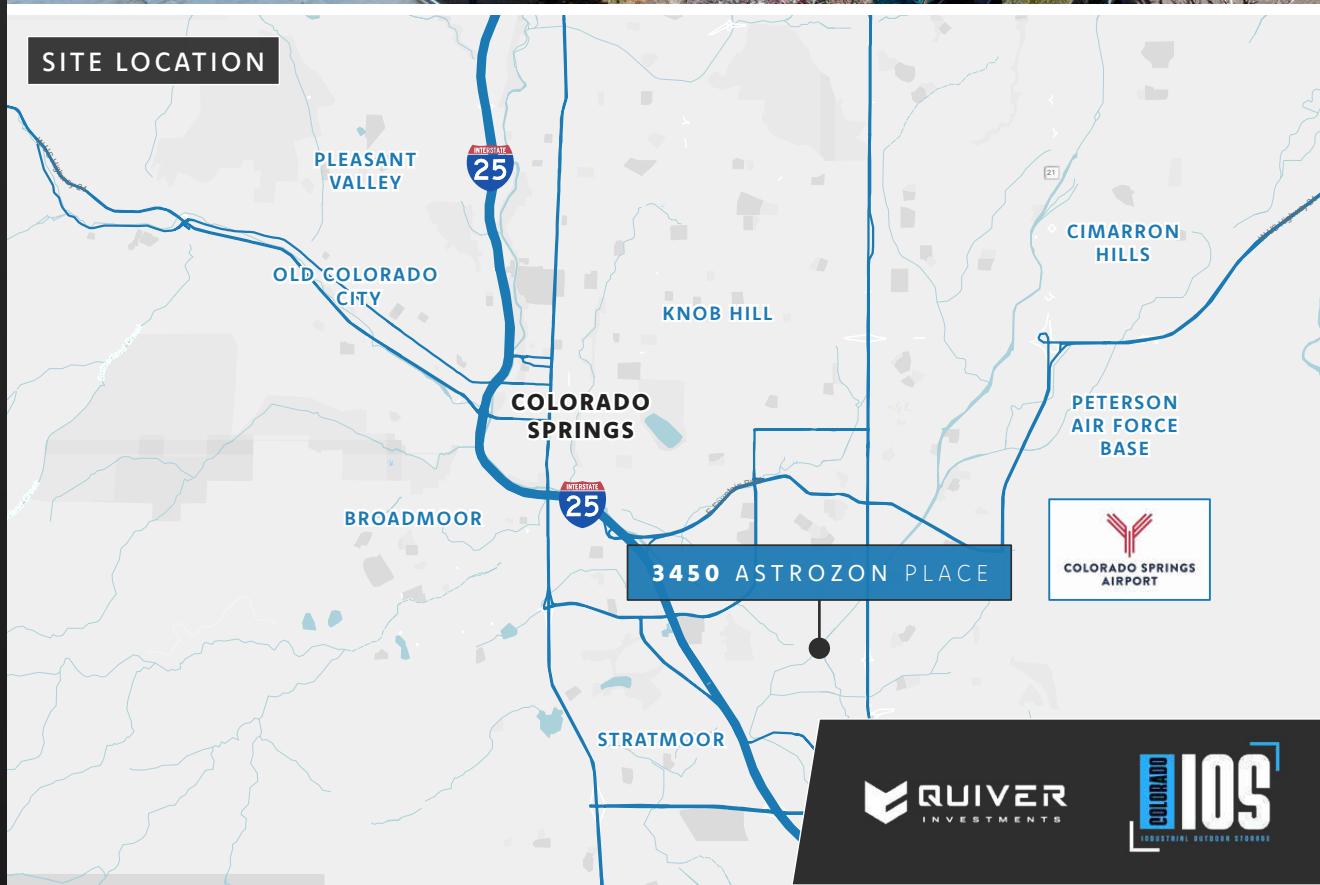
OCCUPANCY
Available as of May 1, 2024



BUILDING SIZE
4,000 RSF + approx. 0.5 acre yard



YEAR BUILT
2005



ZONING SUMMARY

LINK TO ZONING CODE

The property is zoned **Light Industrial**. The Use Table below is not a comprehensive list but highlights some of the allowed uses within the zoning district.

Use Table	BP	LI	GI
Heavy Commercial, Storage and Industry			
Construction Sales and Services	-	P	P
Heavy Industry	-	-	P
Junkyard	-	C	P
Light Industry	P	P	P
Warehousing and Wholesaling	P	P	P
Vehicle Related			
Automobile and Light Vehicle Repair, Minor	P	P	P
Automobile and Light Vehicle Repair, Major	-	P	P
Automobile and Light Vehicles Sales and Rental	-	C	C
Automobile and Light Vehicle Storage	-	P	P
Heavy Vehicle and Equipment Sales and Rental	-	P	P
Heavy Vehicle and Equipment Repair	-	P	P
Heavy Vehicle Storage	C	C	C
Accessory Use			
Outdoor Storage, Accessory	A	A	A

P = Permitted

C = Conditional Use

A = Accessory to primary use

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