



# 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

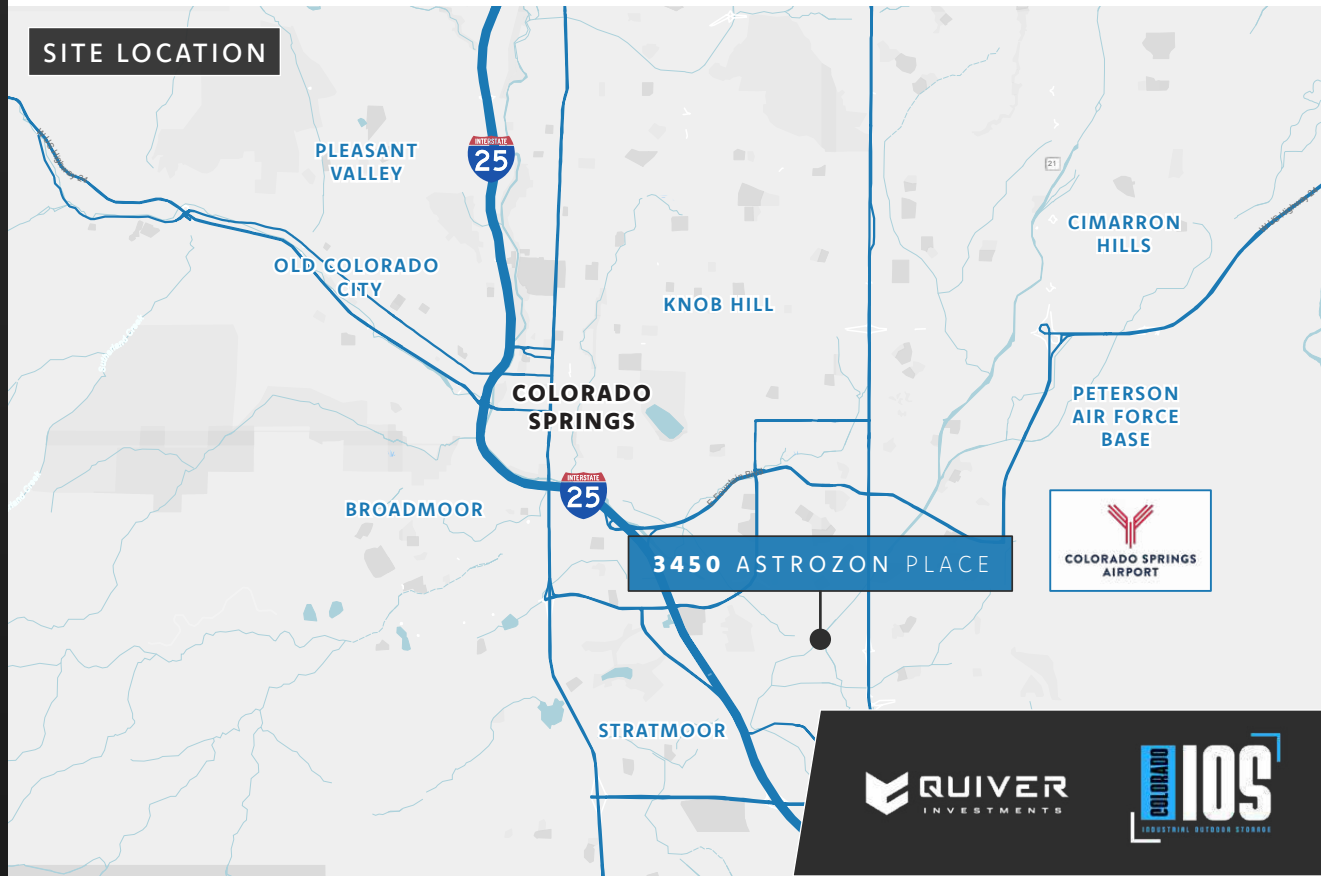
**2005**



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### SITE LOCATION



**QUIVER**  
INVESTMENTS

**IOS**  
INDUSTRIAL OUTDOOR STORAGE



# 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.

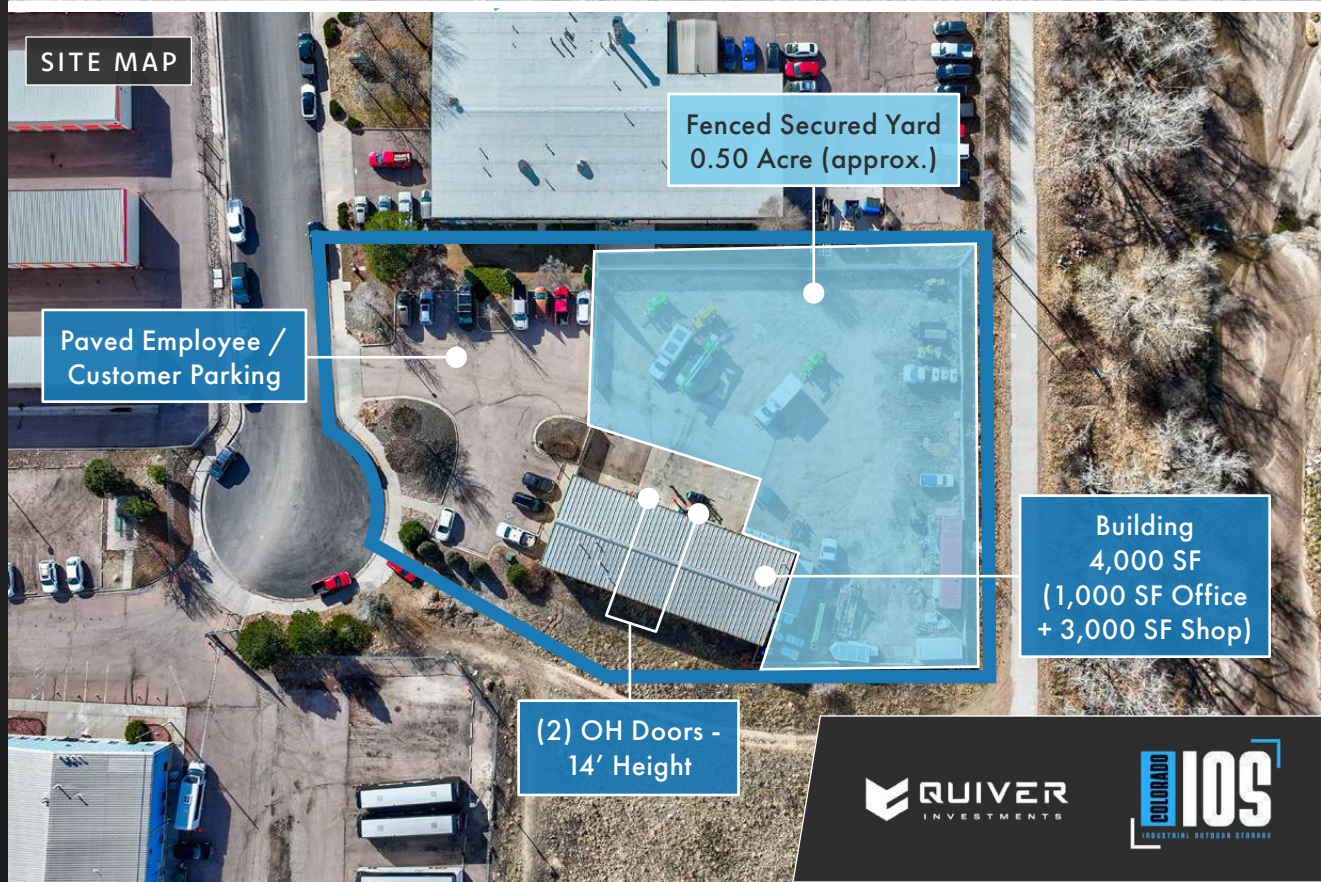
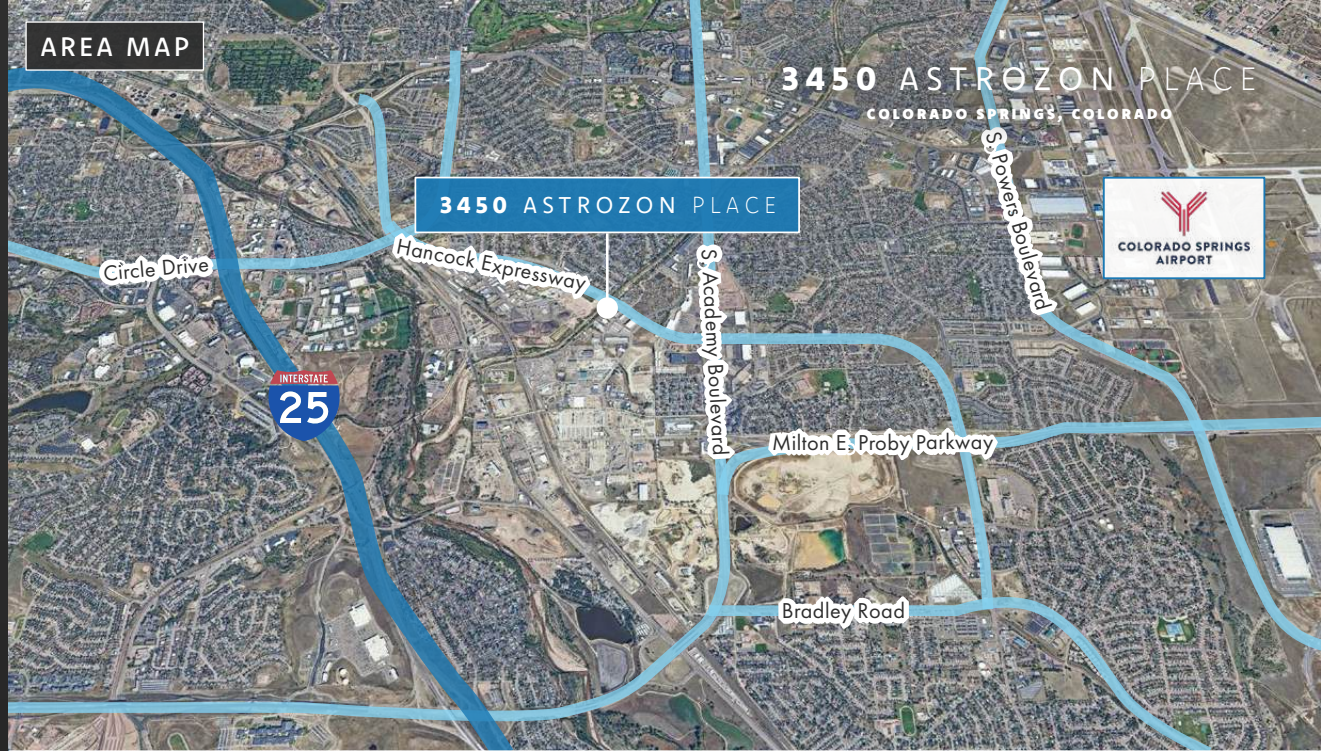
Use Table	BP	LI	GI
<b>Heavy Commercial, Storage and Industry</b>			
Construction Sales and Services	-	P	P
Heavy Industry	-	-	P
Junkyard	-	C	P
Light Industry	P	P	P
Warehousing and Wholesaling	P	P	P
<b>Vehicle Related</b>			
Automobile and Light Vehicle Repair, Minor	P	P	P
Automobile and Light Vehicle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

P = Permitted

C = Conditional Use

A = Accessory to primary use

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