

OFFICE / WAREHOUSE FOR LEASE

7363 McClain Point

COLORADO SPRINGS, CO 80915



7363 MCCLAIN POINT, strategically located in Claremont Business Park, is surrounded by a strong mix of industrial, service, and logistic users in a thriving submarket. The versatile office/warehouse suite offers both functionality and visibility, with excellent access to arterial roads, major highways, and key regional demand drivers.

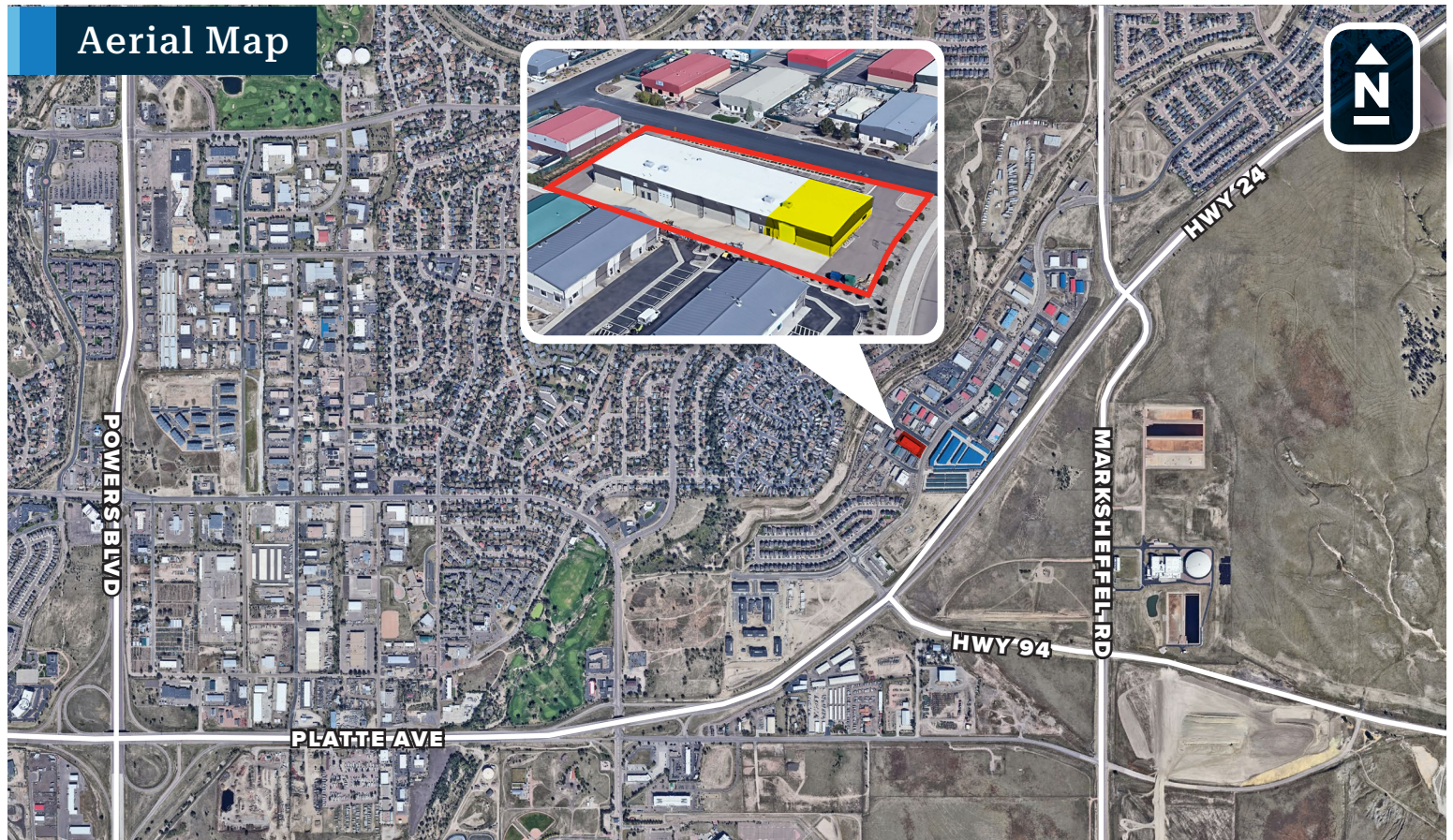
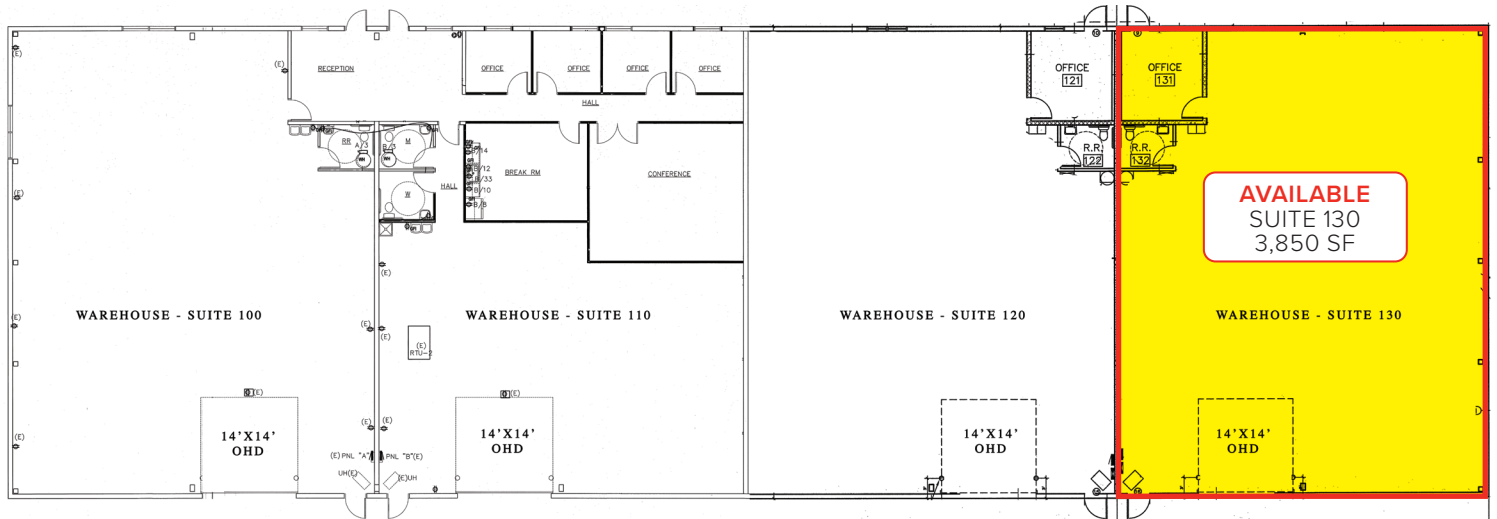
- Temperature controlled warehouse
- Ample parking
- Gated lot and drive-around access offer convenience and added safety for trucks, trailers, and personnel
- Ideal for light industrial or distribution users
- Located close to Powers corridor in the southeast submarket of Colorado Springs

BUILDING SIZE:	15,400 SF
AVAILABLE SPACE:	Suite 130: 3,850 SF
LEASE RATE:	\$12.50 / SF NNN
NNN EXPENSES (2025 Est.):	\$5.62 / SF
YEAR BUILT:	2017
ZONING:	CS CAD-O
POWER:	200 Amp, 3-Phase
DOORS:	(1) 14' x 14' OHD
CEILING HEIGHT:	18' Clear Height



OLIVE
REAL ESTATE GROUP

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