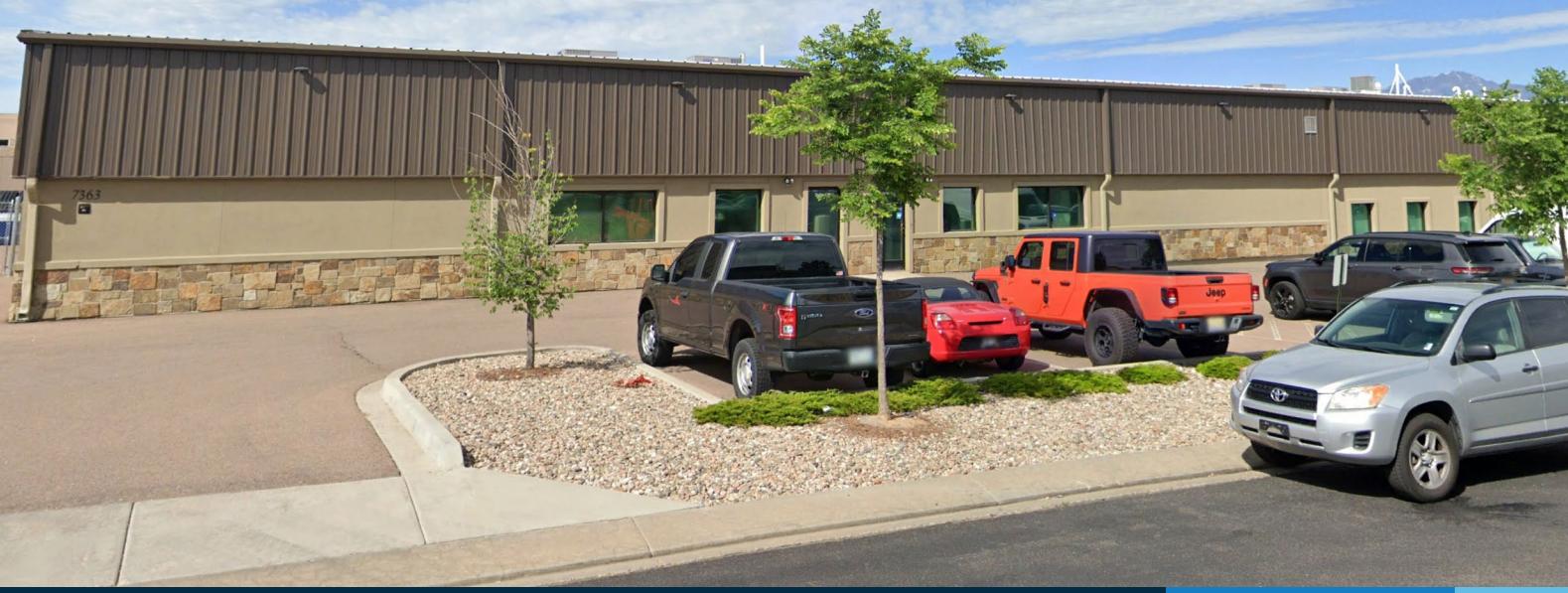


OFFICE / WAREHOUSE FOR LEASE

# 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

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

