

RUSTIC HILLS COMMERCE CENTER

NEC NORTH ACADEMY BLVD & PALMER PARK BLVD

LIGHT INDUSTRIAL • OFFICE/WAREHOUSE • FLEX • DISTRIBUTION • RETAIL • SHOWROOM



NOW LEASING!
11,298-30,332 SF





POTENTIAL SPACE FINISHES

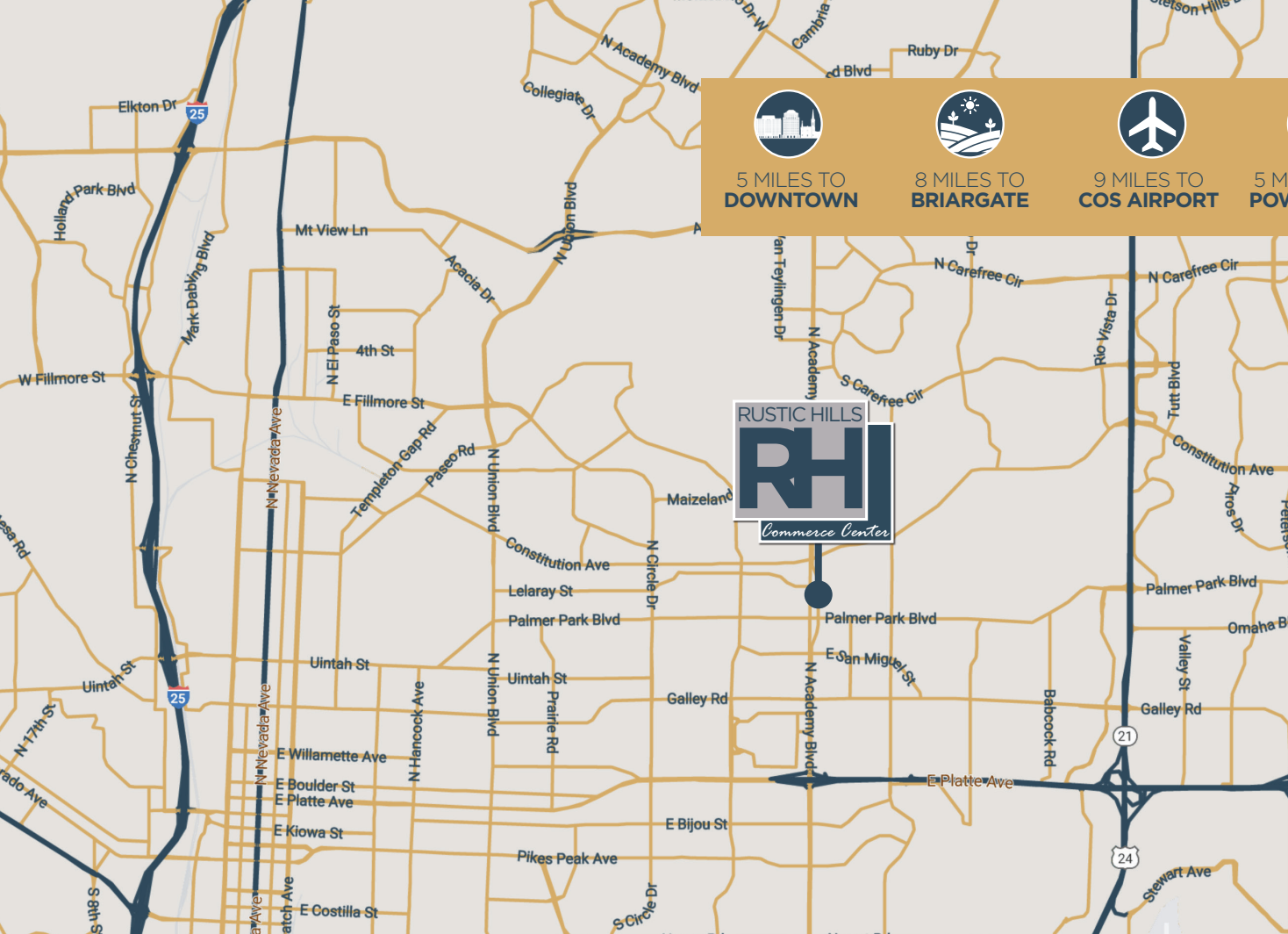
AVAILABLE SPACE 11,298-30,332 SF

LEASE RATE	Starting at \$11.50 PSF NNN
EXPENSES	\$2.75 per RSF (2024 Est.)
CLEAR HEIGHT	14' to 16'
POWER	200 Amp, Three-phase
FIRE SUPPRESSION	Yes
LOADING	(6) 12' x 10' Drive-In (3) 12' x 10' Dock-High (1) 12' x 10' Van-High
LOT SIZE	23 AC
ZONING	M1/CR CU SS

FEATURES:

- Fully Renovated 2023
 - Attractive Finishes
 - High Visibility
 - Convenient Access
 - High Passenger Vehicle Ratio
- Truck Parking Available
 - Multiple Loading
 - Building Signage Available
 - Professionally Managed





5 MILES TO DOWNTOWN	8 MILES TO BRIARGATE	9 MILES TO COS AIRPORT	5 MINUTES TO POWERS BLVD	4 MINUTES TO PLATTE AVE	12 MINUTES TO I-25



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

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