



I-25 INDUSTRIAL

15707 TERRAZZO DRIVE, MONUMENT, CO

I-25Industrial.com

UP TO 136,000 SF AVAILABLE NOW

Scan For



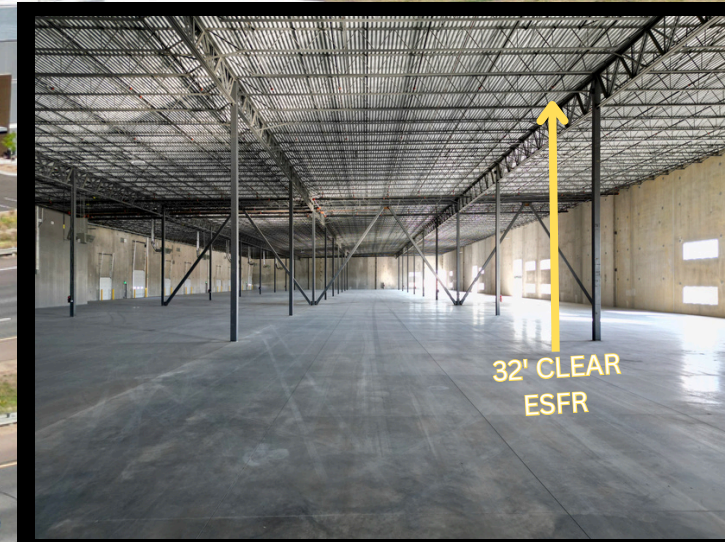
Property Website



**INDUSTRIAL/ WAREHOUSE
SHOWROOM/ BIG- BOX RETAIL**

FROM \$11.50 NNN

CLASS A WAREHOUSE/DISTRIBUTION

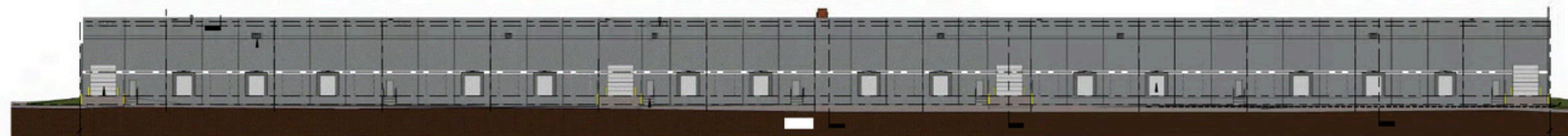


14 DOCKS / 4 DRIVE INS

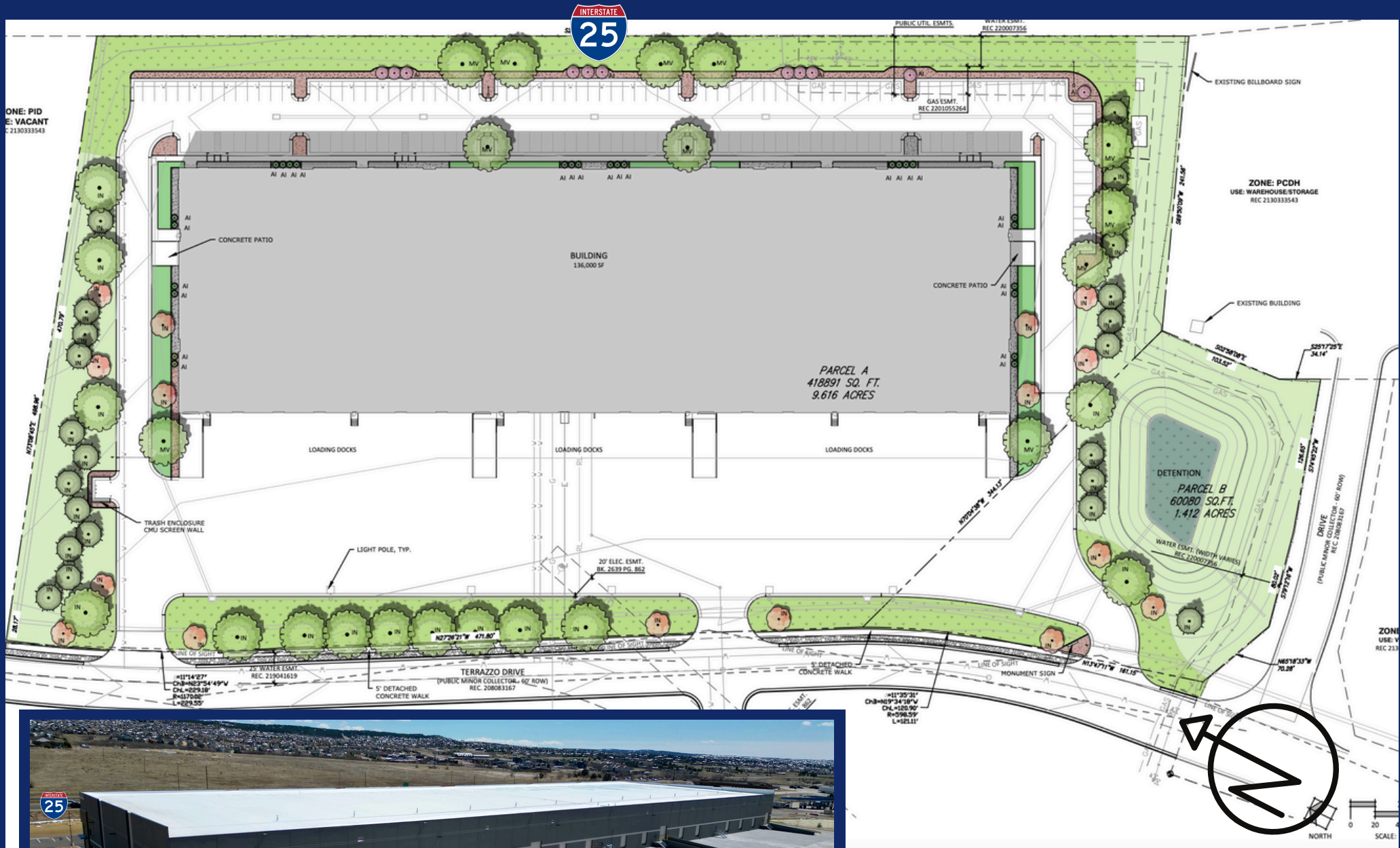
Property Details - FIRST OF ITS KIND!!!

Nestled at the gateway to beautiful Monument, CO, at the northern end of El Paso County is I-25 INDUSTRIAL, the newest Class A high cube Industrial/warehouse/ big box retail center in southern Colorado. Situated at the Baptist Road interchange with 680' of direct building frontage to Interstate 25, I-25 INDUSTRIAL offers users an exceptional opportunity to occupy 32' clear warehouse space boasting unrivaled access to Colorado Springs, Fountain and Pueblo to the South. Castle Rock and Denver are also quickly accessible to the North.

Building Size	± 136,000 SF
Site Size	11 Acres
Clear Height	32'-36' with ESFR Fire Suppression
Loading	(4) 12'x14' Drive-in, (14) 9'x10' Dock-high w/ levelers
Power	2,000 Amps
Parking	155 Spaces
Zoning	PID
Construction	Insulated Tilt-Up Concrete Panels
Incentives	Pikes Peak Enterprise Zone



SITE PLAN





I-25 INDUSTRIAL

15707 TERRAZZO DRIVE, MONUMENT, CO

Downtown
Monument

Hwy 105

50 Miles to Denver

Jackson Creek Pkwy.



10 Miles to Colo.
Springs



Baptist Road

~ DRIVE TIMES

DIA - 60 min.

I-70 - 55 min.

CO 470 - 40 min.

Castle Rock - 20 min.

CO Springs - 15 min.

Fountain - 30 min.

Pueblo - 60 min.

FOR MORE INFORMATION, PLEASE CONTACT:

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