

NEW TO THE MARKET
FOR LEASE

NAIHighland

2455 Executive Circle
Colorado Springs, CO 80907

property specifications

Building Size: **± 24,539 SF**

Land Area: **73,102 Square Feet (1.68 Acres)**

Loading Doors:

- Four (4) Ground Level 10'x12'
- Two (2) Dock-High

Ceiling Height: **14'**

Buildout: **Office/Assembly/Warehouse
30% Office | 70% Warehouse (est.)**

Zoning: **BP (Business Park)**

Parking: **Approximately 67 Spaces**

Power: **4000 Amp | 480 Volt (est.)**

Lease Rate: **\$12.50 PSF, NNN**

- Great Location at I-25 & South Circle
- Very Clean Manufacturing Warehouse
- First time Available in 25+ years!
- **AVAILABLE JULY 2025!!**
- Fire Sprinklers
- Radiant & Unit Heaters
- Evaporative Cooling in Warehouse
- Two Sets of restrooms

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NAI Highland, LLC

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Colorado Springs, CO 80903

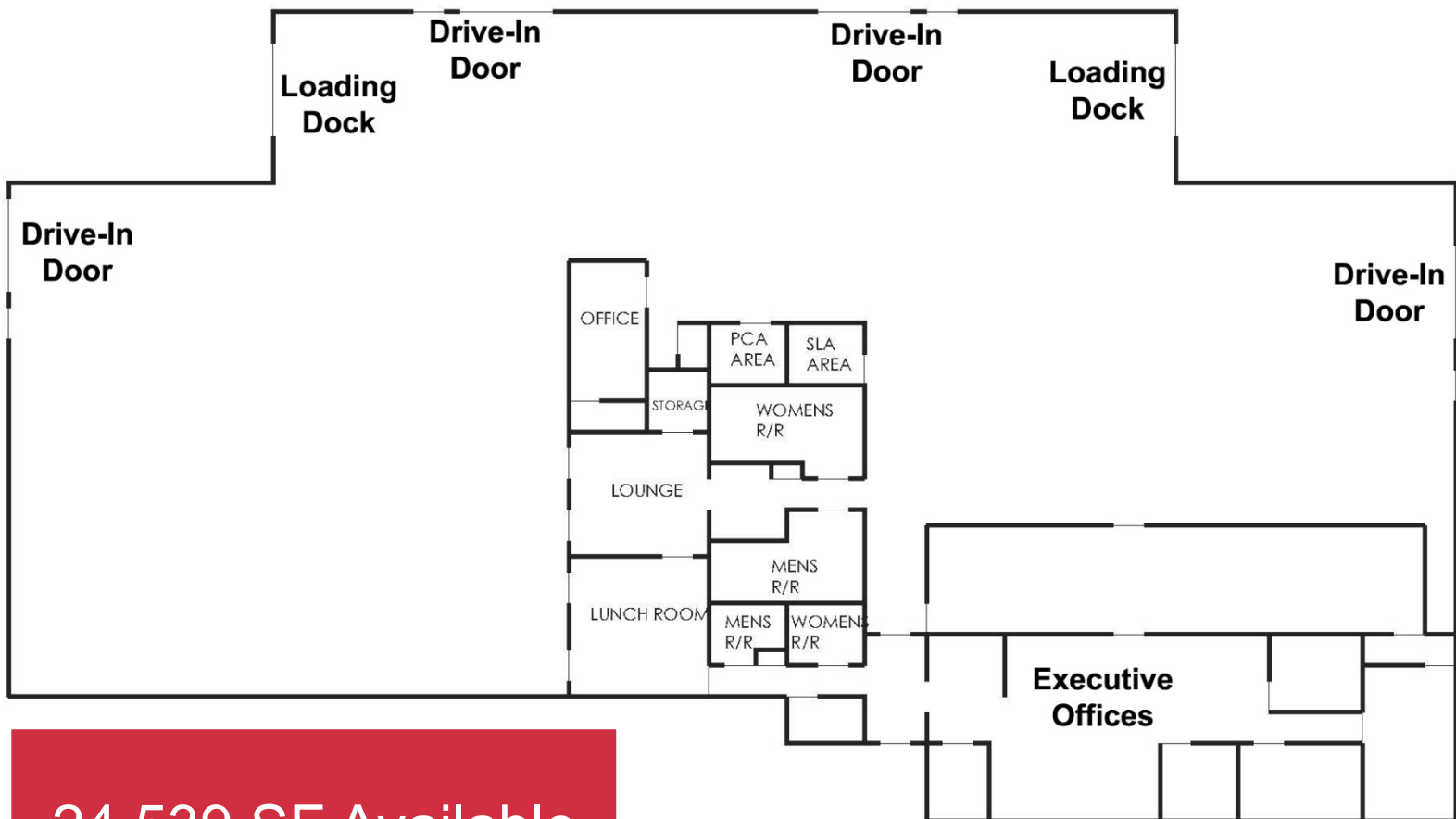
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www.highlandcommercial.com

05/06/2025



FLOORPLAN



24,539 SF Available

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