



17,500 SF Available
I-25 @ Circle Drive

property specifications

Building Size: **±10,000 SF** Warehouse
 ±7,500 SF Office/Storage (Two Levels)
 ±17,500 SF Total

Land Area: **1.05 Acres**

Loading Doors: • **One Dock High (10'x14')**
 • **One Drive In (10'x14')**

Ceiling Height: **Up to 20"**

Fire Sprinklers: **Yes**

Zoning: **LI – Light Industrial**

Lease Rate: **\$12.50 PSF, NNN (First Year)**

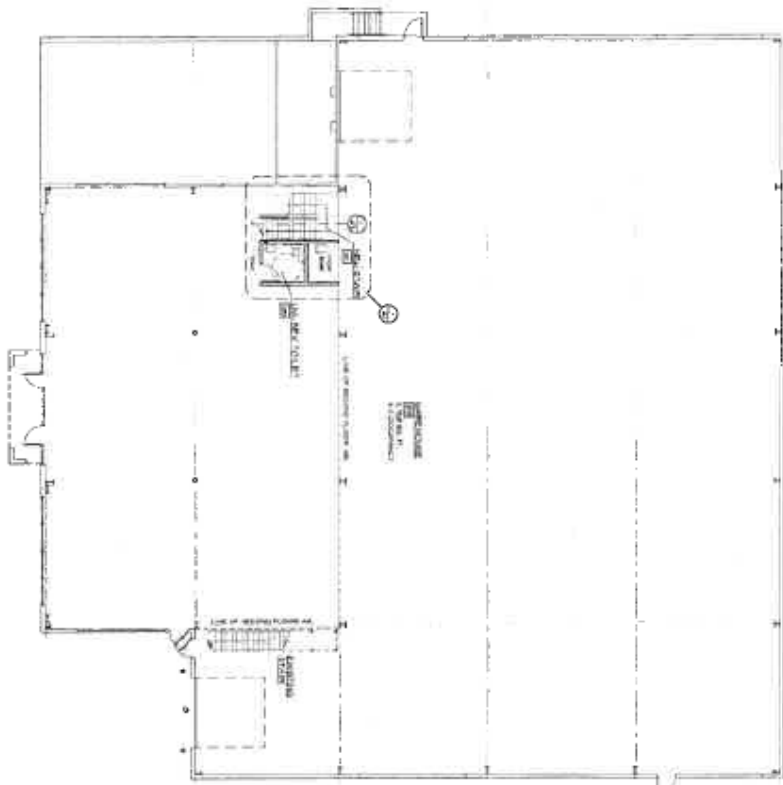
- Great Location at I-25
- Fenced Area for parking and Storage
- Ideal for Distribution, Warehouse
- Close to Restaurants and shopping
- Two Curb-Cut Access Points
- First Time Available in 15 Years
- New Roof 2021
- **AVAILABLE NOW!!**

DISCLAIMER: NAI HIGHLAND, LLC OBTAINED THIS INFORMATION FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT VERIFIED ITS ACCURACY AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS SUBMITTED SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF THE PROPERTY AND TRANSACTION. LISTING BROKER IS ALSO A PART OWNER IN THIS PROJECT.

John C. Onstott, JD
+1 719 667 6870
onstott@highlandcommercial.com

NAI Highland, LLC
Commercial Real Estate Services. Worldwide
Two North Cascade Avenue, Suite 300
Colorado Springs, CO 80903
+1 719 577 0044
www.highlandcommercial.com
06/10/2024

FLOORPLAN



17,500 SF Available

