

# INDUSTRIAL FOR LEASE

 3450 N NEVADA AVE  
COLORADO SPRINGS, CO 80907

**NAI**Highland



**\*/- 1ac Fenced  
Outside Storage**



**Randy Churchill Dowis, Principal**

719 650 1332

dowis@highlancommercial.com



**Megan Mechikoff, Broker Associate**

812 525 6151

mmechikoff@highlancommercial.com



SCAN TO VIEW  
LISTING ONLINE

 2 N Cascade Ave Suite 300, Colorado Springs, CO 80903

 719-577-0044

 [highlanndcommercial.com](http://highlanndcommercial.com)

**NAI**Highland

# PROPERTY HIGHLIGHTS

**NAI**Highland



TOTAL BUILDING SF	±54,038 SF
AVAILABLE SF FOR LEASE	± 36,653 SF
GROUND LEVEL DOORS	3 Drive In
DOCK DOORS	2 Dock High
ZONING	LI   Light Industrial
LOT SIZE	2.88
ELECTRICAL	1200 AMPS   480V   3 Phase
CLEAR HEIGHT	+16 FT
YEAR RENOVATED	2011
PARKING	On and Off Site Parking

**ASKING LEASE RATE**

**\$12.00, NNN**

**TAX SCHEDULE NO.**

6331107001

**LEGAL DESCRIPTION**

LOT 1 BLK 1 FARMERS GROUP INC,  
FORMERLY FARMERS UNDERWRITERS'  
ASSOCIATION SUB NO 1 COLO SPGS



# LISTING BROKERS



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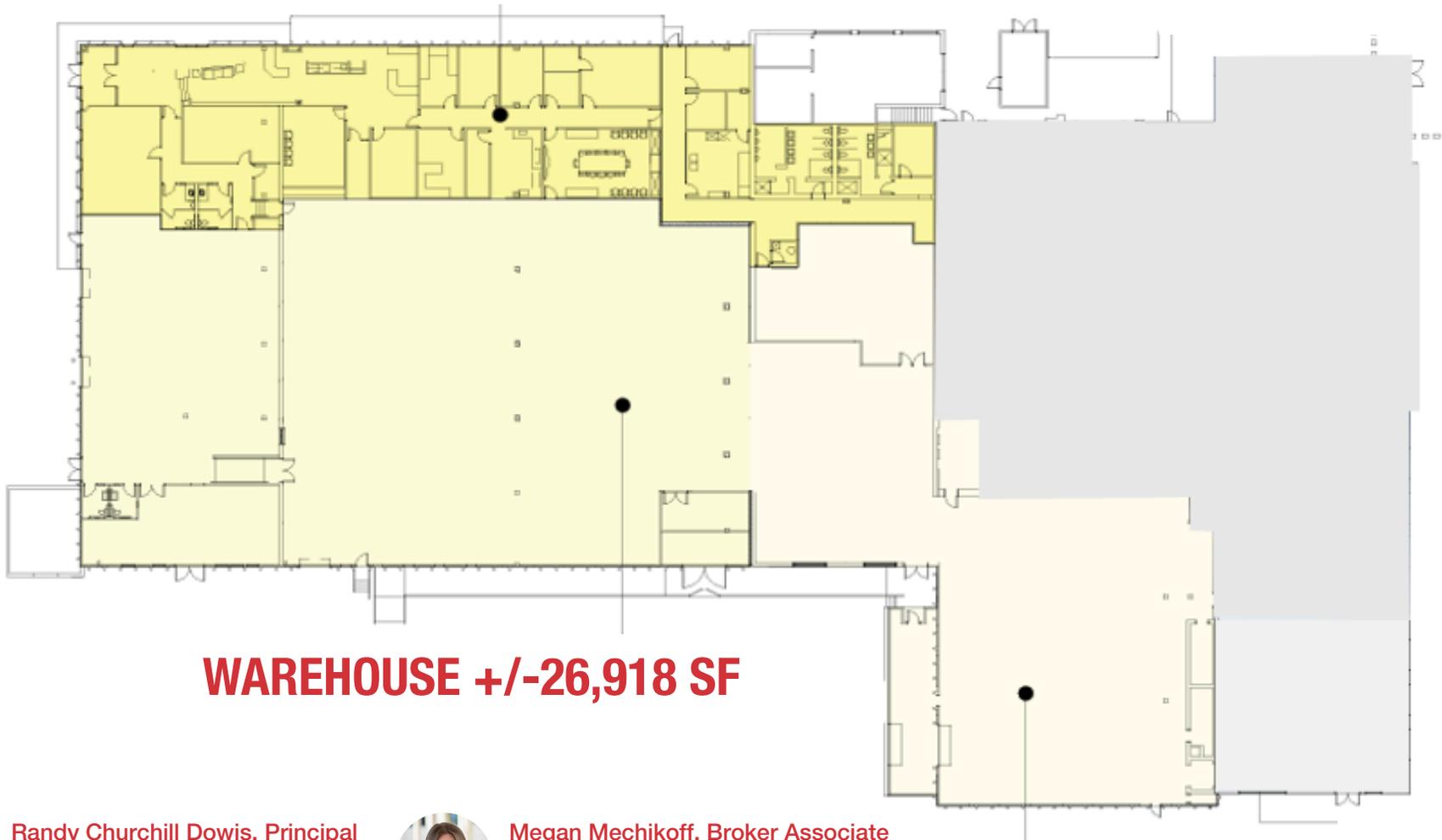
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# FLOOR PLAN

## OFFICE AREA +/- 9,082 SF



## WAREHOUSE +/-26,918 SF



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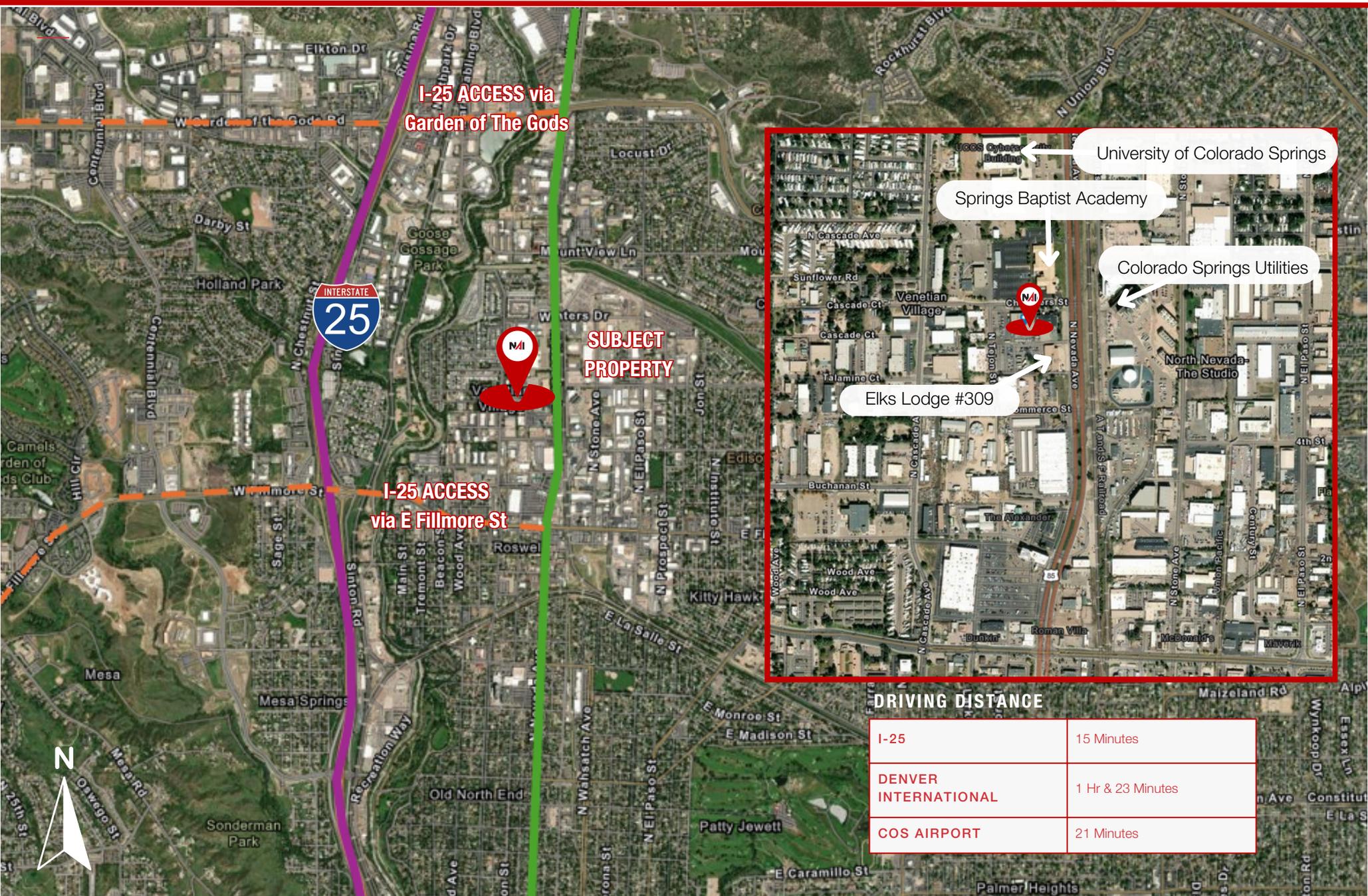
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# REGIONAL MAP



I-25 ACCESS via Garden of The Gods

I-25 ACCESS via E Fillmore St

**SUBJECT PROPERTY**

University of Colorado Springs

Springs Baptist Academy

Colorado Springs Utilities

Elks Lodge #309

**DRIVING DISTANCE**

I-25	15 Minutes
DENVER INTERNATIONAL	1 Hr & 23 Minutes
COS AIRPORT	21 Minutes