



# 1805 S ACADEMY BLVD

COLORADO SPRINGS, CO 80916

**1805SOUTHACADEMY.COM**

43,295 SF AVAILABLE **OCTOBER 1, 2025**

Scan For



Property Website



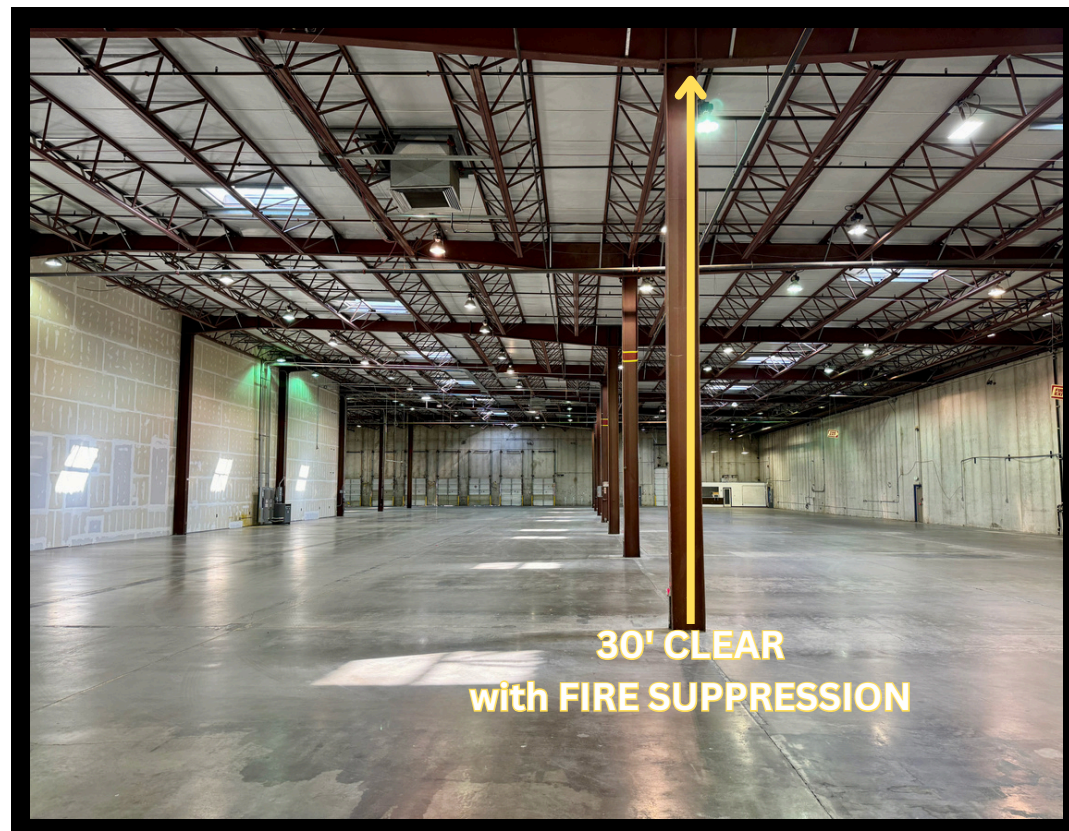
**28'-30' CLEAR HEIGHT**

**FROM \$8.50 NNN Year 1**



## WAREHOUSE/DISTRIBUTION

# 4 DOCKS / OVERSIZED DRIVE IN



Space Available	± 43,295 SF
Site Size	9.03 Acres
Clear Height	28'-30' with Fire Suppression
Loading	(4) 9'x10' Dock-high, (1) 12'x12' Drive-in
Power	Heavy 480 V, 3 Phase
HVAC	100% Combo RTU's and Forced Gas Heaters
Zoning	PBC with Conditional Use
Construction	Post & Beam with Precast Exterior Panels
Rent	From \$8.50 NNN Year 1



# FLOOR PLAN

Occupied Space Including Crunch Fitness



4 DOCKS &  
OVERSIZED  
DRIVE IN





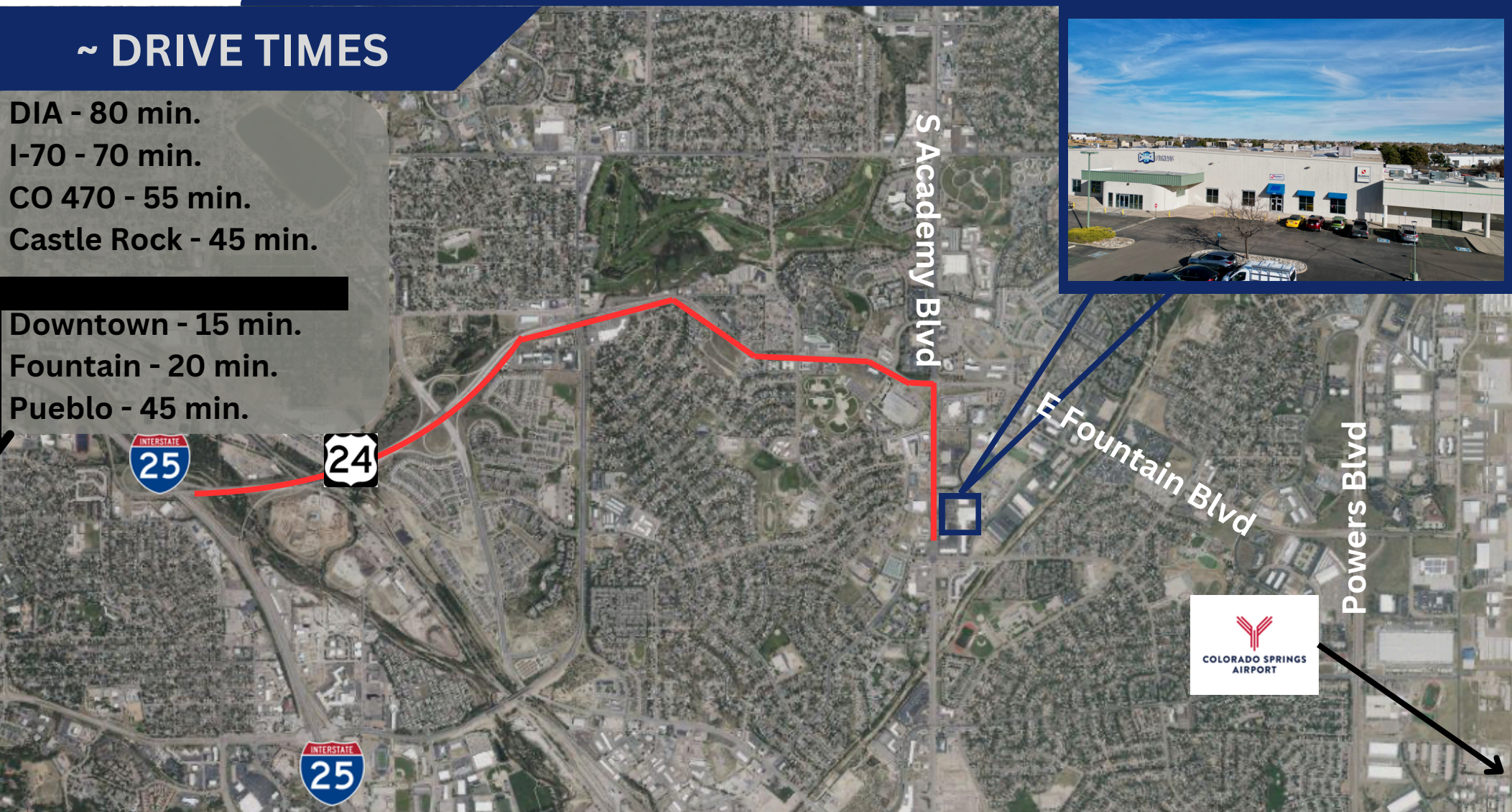
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## ~ DRIVE TIMES

DIA - 80 min.  
I-70 - 70 min.  
CO 470 - 55 min.  
Castle Rock - 45 min.

Downtown - 15 min.  
Fountain - 20 min.  
Pueblo - 45 min.



FOR MORE INFORMATION, PLEASE CONTACT:

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