

## FOR LEASE – PRIME INDUSTRIAL PROPERTY WITH I-25 FRONTAGE

📍 2325 Sinton Road Colorado Springs, CO

🏠 21,185 SF Warehouse + Office Space | 🌳 5 +Acres of Land

### PROPERTY OVERVIEW:

Exceptional opportunity to lease a highly visible industrial property located directly off **Interstate I-25** in Colorado Springs. This **21,185+P square foot warehouse** includes flexible **office space** and sits on **5 +acres of level, usable land**, ideal for a range of industrial, logistics, distribution, or service-based operations.

### Confirmed Property Details:

- **Address:** 2325 Sinton Rd., Colorado Springs, CO 80907
- **Available Space:** 21,185 SF
- **Lease Type:** NNN (Triple Net)
- **Base Rent:** \$14.50-\$18 /SF/year
- **Lease Term:** 3+ Years
- **Zoning:** M1 CU- light Industrial

### KEY FEATURES:

- **21,185 SF** total building area
  - Clear-span warehouse with high 24 ft ceilings
  - Approx. **1,500 SF of built-out office space**
- **5+-acre lot** with room for outdoor storage, expansion, or fleet parking
- Excellent **I-25 frontage and visibility** (~150,000 vehicles/day)
- Multiple overhead doors / dock-high and grade-level access
- Zoned for M1 CU, light industrial
- 70 Ft Scale
- Easy access to downtown Colorado Springs, Hwy 24, and Northgate
- **Minutes to Colorado Springs Airport**

### INVESTMENT HIGHLIGHTS:

- ✓ Strategic location in a high-growth corridor
- ✓ Tenant Improvements available
- ✓ High daily traffic counts and strong surrounding demographics
- ✓ Ample land for truck circulation, yard storage, or additional development

### OFFERING OPTIONS:

✓ **For Lease:** Competitive NNN terms available

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**Contact Today for More Information or a Private Tour**

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