

OFFICE WAREHOUSE FOR LEASE



18985 Base Camp Rd, Unit B6
Northeast Industrial | Monument, CO 80132



Mark Useman | Senior Broker



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NAIHighland



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



719.577.0044



www.highlandcommercial.com

PROPERTY DETAILS



18985 Base Camp Rd, Unit B6
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AVAILABLE SPACE

2,703 SqFt



ZONING

I-2 (Light Industrial)



ELECTRICAL

120/208 Volts | 3 Phase |
200 Amps



RATE

\$14.00/SqFt



LOADING

12'x10'

Ground Level Door (x1)



HVAC

Office: 2 Ton Heat & AC
Warehouse: Space Heater



NNN Charges

\$4.53 (est. 2026)



CEILING HEIGHT

14 Ft



TRAFFIC COUNT

I-25 & HWY 105:
61,408 VPD

DEMOGRAPHICS

	Population	Avg HH Income
1mi	3,170	\$96,778
3mi	61,764	\$111,073
5mi	183,532	\$113,465

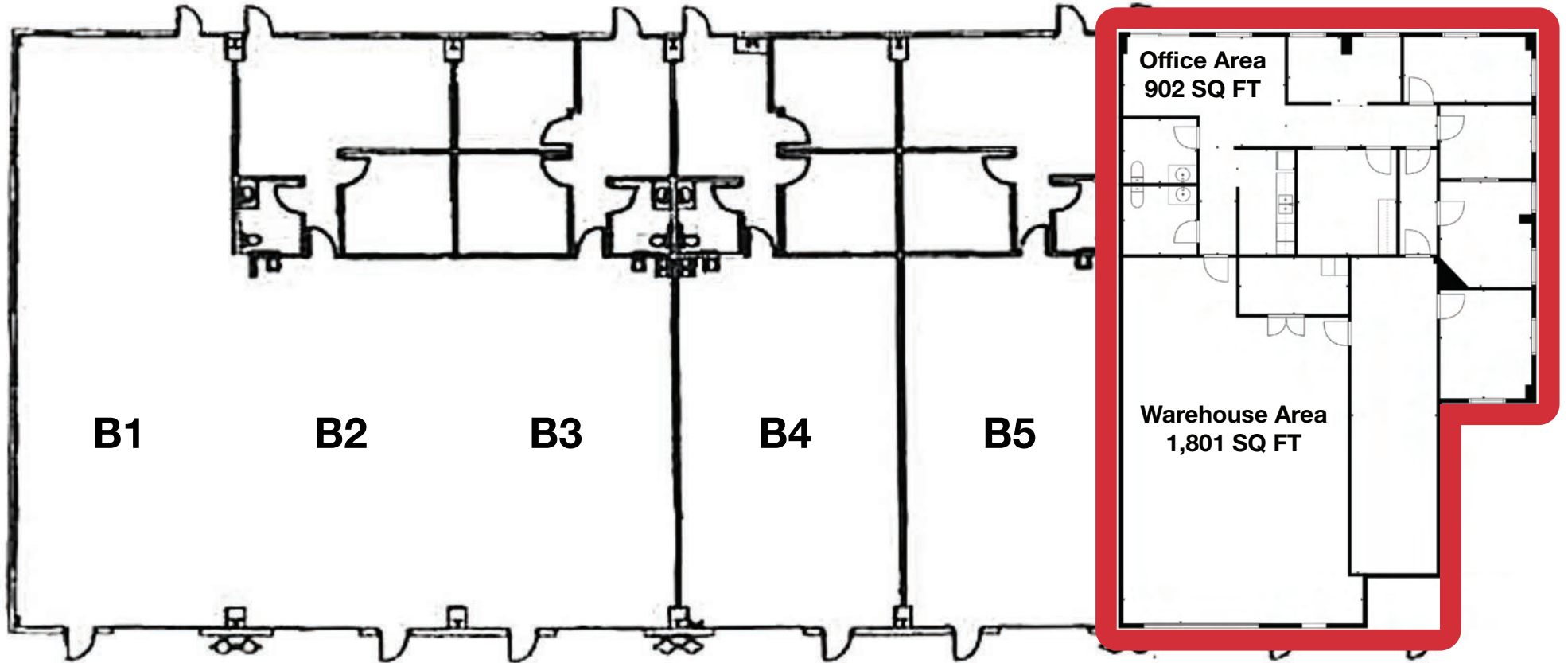


FLOORPLAN



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AVAILABLE SPACE (B6)





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