

INDUSTRIAL BUILDING FOR LEASE



NAI Highland

**2455 Executive Circle
Colorado Springs, CO 80907**

PROPERTY SPECIFICATIONS

Building Size: **± 24,539 SF**

Land Area: **73,102 Square Feet (1.68 Acres)**

Loading Doors:

- Four (4) Ground Level 10'x12'
- Two (2) Dock-High

Ceiling Height: **14'**

Buildout: **Office/Assembly/Warehouse
30% Office | 70% Warehouse (est.)**

Zoning: **BP (Business Park)**

Parking: **Approximately 67 Spaces**


Power: **2000 Amp | 480 Volt (est.)**

Lease Rate: **\$12.50 PSF, NNN**

- Great Location at I-25 & South Circle
- Very Clean Manufacturing Warehouse
- First time Available in 25+ years!
- Fire Sprinklers
- Radiant & Unit Heaters
- Evaporative Cooling in Warehouse
- Two Sets of restrooms

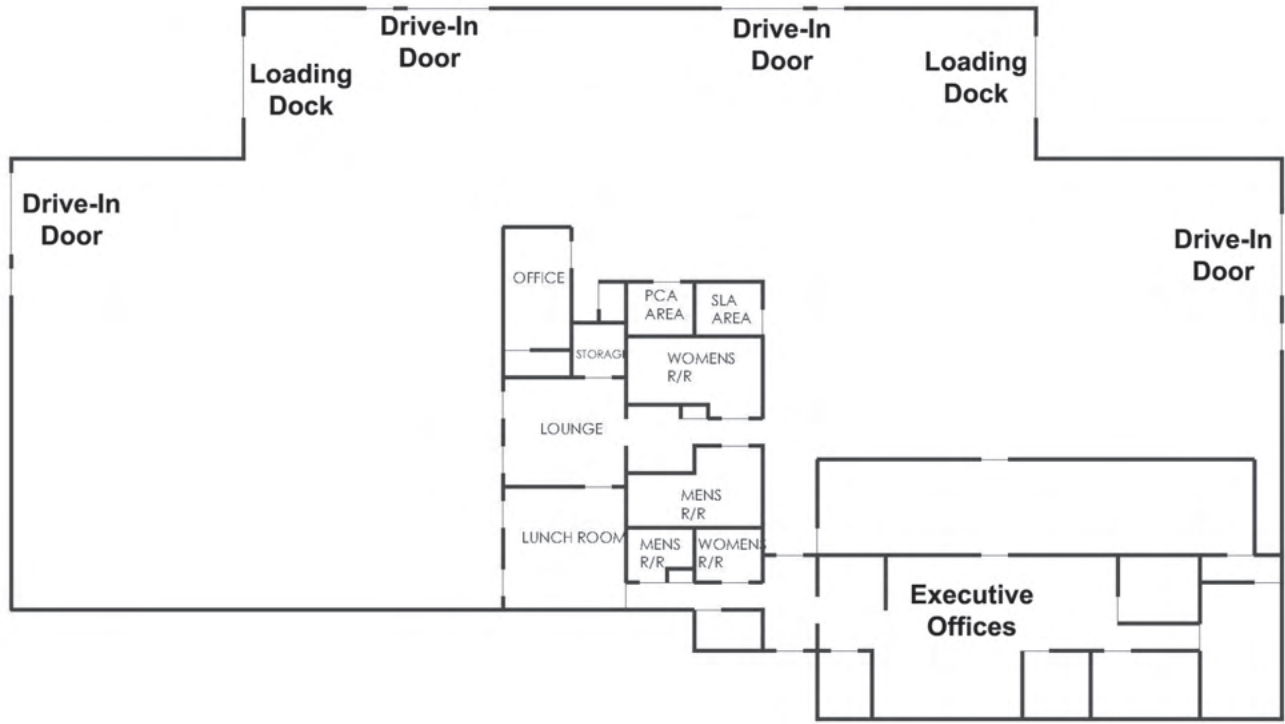


John Onstott | Principal

 719.330.1819

 onstott@highlandcommercial.com

FLOORPLAN | ± 24,539 SF Available



NAI Highland

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

☎ 719.577.0044

🌐 www.highlandcommercial.com

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