



FOR LEASE  
**13,721 SF**

**ASKING LEASE RATE \$12.95 PSF, NNN  
TRIPLE NET EXPENSES \$4.54 Estimated**

CLASSIC BUSINESS PARK II

1801 S. MURRAY BLVD., COLORADO SPRINGS, CO 80916

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**NAI Highland**

# PROPERTY HIGHLIGHTS

Classic Business Park

II

1801 S. MURRAY BLVD., COLORADO SPRINGS, CO

## SPACE SPECS

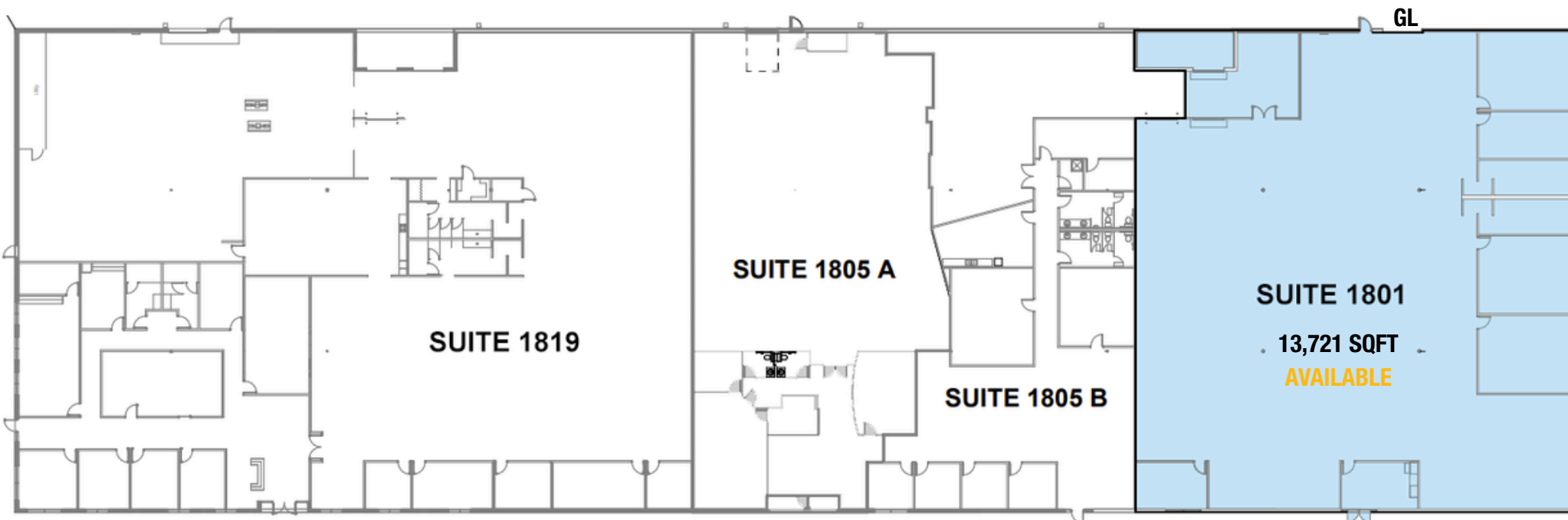
PREMISES:	±13,721 SF
BUILDING SIZE:	±49,600 SF
BUILDING CLASS:	Class B
PARKING:	3.00: 1,000 SF
CEILING HEIGHT:	18 Ft
GROUND LEVEL:	1
DOCK HIGH:	1
POWER:	2,000a/220-480v 3p
ZONING:	BP
<b>ASKING LEASE RATE:</b>	<b>\$12.95 PSF</b>
<b>NNN EST.:</b>	<b>\$4.54 PSF</b>

## Classic Business Park Overview:

Classic Business Park is a 15-acre industrial development by Elite Properties of America, Inc., strategically located within the Airport Submarket. The park offers prime industrial and commercial spaces designed to accommodate a variety of businesses. The area is home to several prominent corporate neighbors, including:



SHERWIN-WILLIAMS.



## LOCATION & AERIAL

### CLASSIC BUSINESS PARK

# II



## CONTACT INFORMATION

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