

For Lease

NAL Highland



1420 -1460 Aviation Way

Colorado Springs, Colorado 80916



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BUILDING FEATURES

I-25 ACCESS	Via Hwy 24 Bypass &/or Milton E. Proby Pkwy
Clear Height	18 Feet
Lighting	LED
Electrical	120-208 Volts 3 Phase 4 Wire
Parking	1.47 Spaces Per 1,000 SF

PROPERTY HIGHLIGHTS

Building	20,922 SF
Lot Size	1.63 AC
Estimated Triple Nets	\$4.46 PSF
Access	Aviation Way & Vapor Trail
Zoning	BP CR AO
Occupancy	90%

AVAILABLE SPACE:

Suite 1420

1,883 SF (GL Door)

Suite 1460

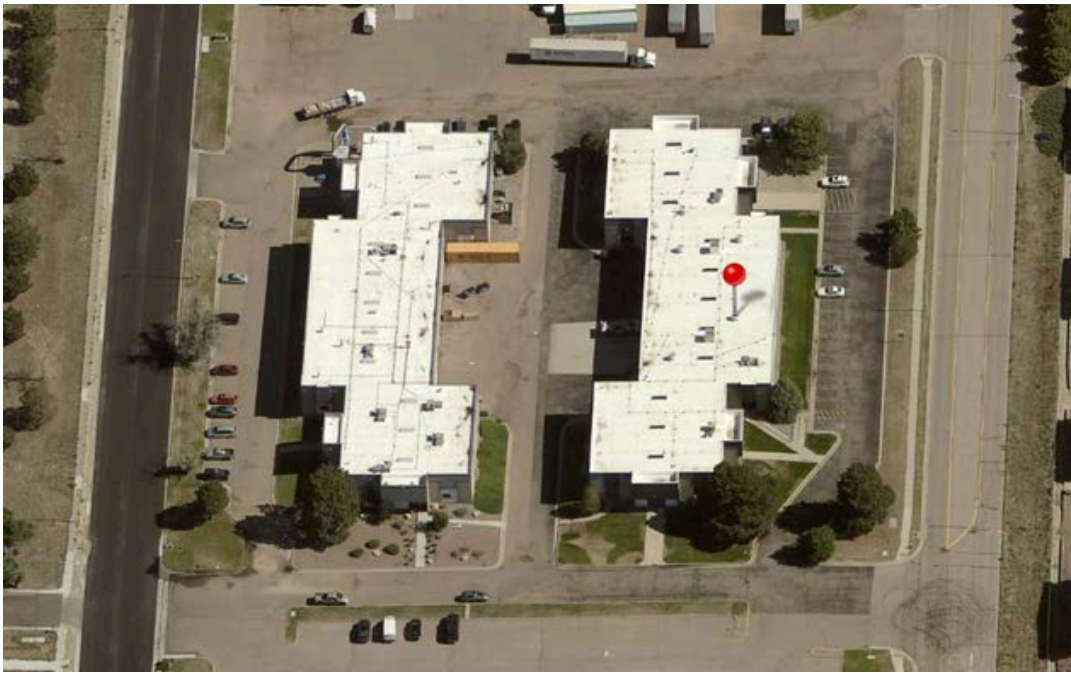
5,550 SF (DH & GL Doors)

LEASE RATE:

\$13.00-\$13.50, NNN

DRIVE TIME

Downtown Colorado Springs	17 Minutes
I-25	10 Minutes
Colorado Springs Airport	9 Minutes
Denver International Airport	1 Hour 30 Minutes



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