



3455-3463 ASTROZON CT

COLORADO SPRINGS, CO 80905

UP TO 14,100 SF AVAILABLE IMMEDIATELY

RECENT IMPROVEMENTS

Scan For



Property Website



**FLEX/INDUSTRIAL
FOR LEASE**

FROM \$9.50 NNN YEAR 1

SUITE 3455

WAREHOUSE/DISTRIBUTION



DOCK AND DRIVE IN DOORS

SUITE 3463



NEW PAINT AND LIGHTING

Space Available	± 5,600-14,100 SF
Site Size	3.69 Acres
Clear Height	Up to 16'
Loading	(2) 10'x12' Drive-in, (1) 10'x12' Dock high
Power	TBD
Parking	Shared
HVAC	100% Combo RTU's and Forced Gas Heaters
Zoning	LI/CR CU AO
Construction	Cinder Block & Metal
Rent	From \$9.50 NNN Year 1
NNN Expenses	2026 Estimated at \$3.00/SF

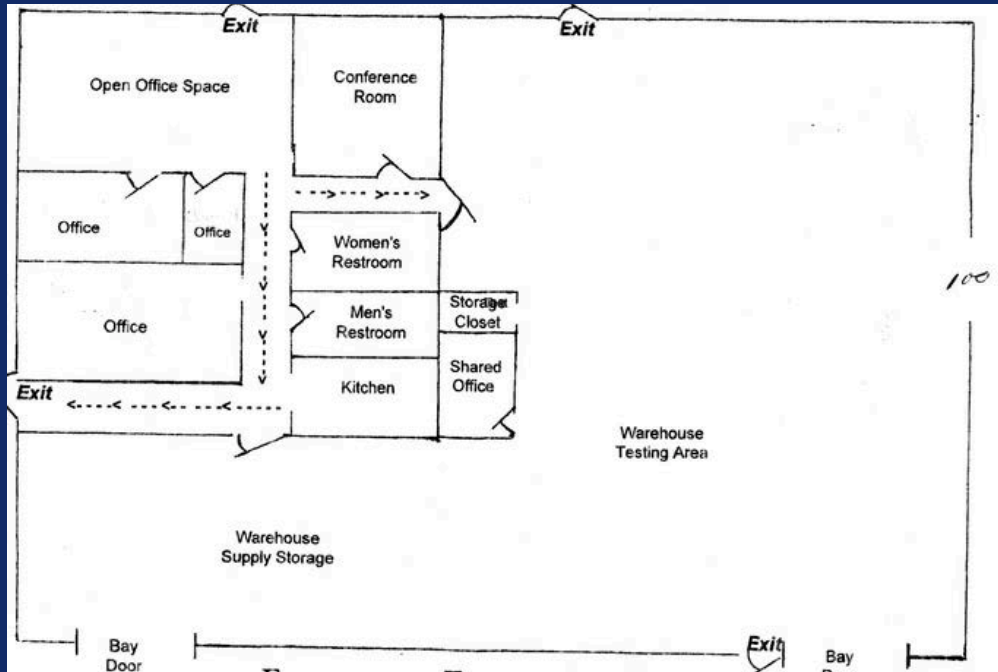
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SITE PLAN

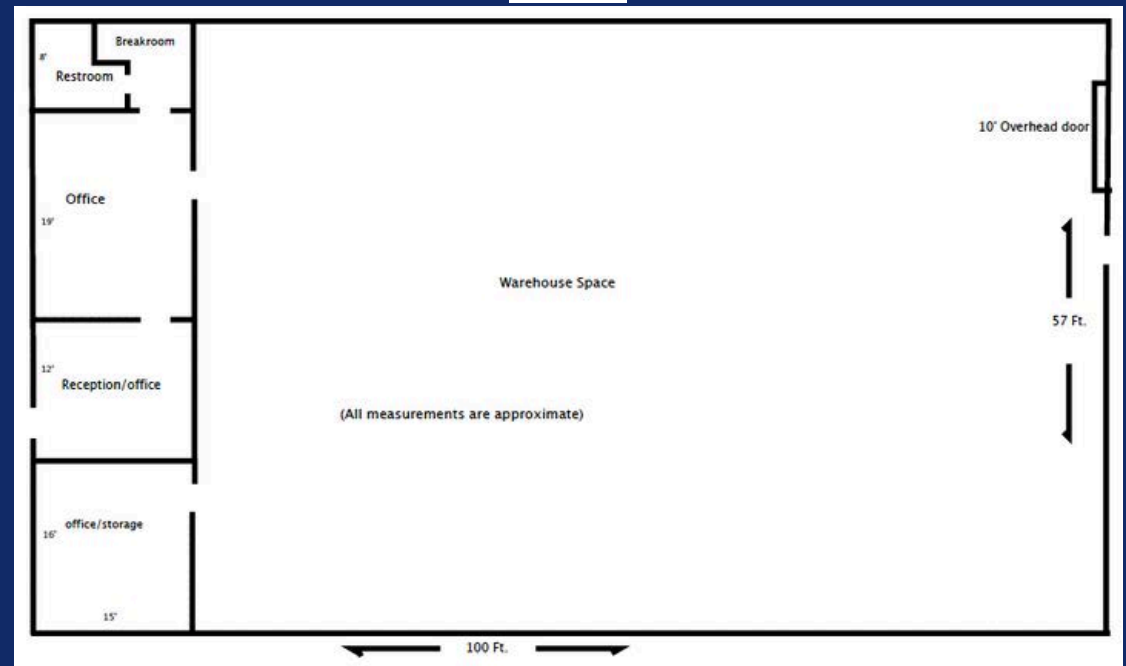


FLOOR PLANS

3455



3463





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~ DRIVE TIMES

COS Airport - 9 min.
Downtown COS- 12 min.
Fountain - 15 min.
Pueblo - 36 min.
Monument- 28 min.

DIA - 75 min.
I-70 - 70 min.
CO 470 - 55 min.
Castle Rock - 45 min.



FOR MORE INFORMATION, PLEASE CONTACT:

PARKER CURRY

Broker

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