

FOR LEASE

SINGLE TENANT INDUSTRIAL BUILDING



1570 Paonia Street

COLORADO SPRINGS, CO 80915

NAIHighland

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LEASE RATE











ASKING LEASE RATE

\$ 10.75 PSF, NNN

TRIPLE NET EXPENSES

\$ 3.95 PSF (Estimated)

FEATURES

 YEAR BUILT 1987	 TOTAL SF 24,198	 GRND LVL DOORS 1 (12'X12')	 DOCK HIGH DOORS 4 (8'X8')	 CLEAR HEIGHT 18'	 CONSTR. Masonry	 SITE AREA 1.78 AC	 ELECTRICAL 400 Amps 120/208 V 3 Phase	 ZONING LI	 OFFICE AREA Proposed ±900 SF
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DIGITAL HIGHLIGHTS

VIEW LISTING ON OUR WEBSITE



DRONE HIGHLIGHT VIDEO

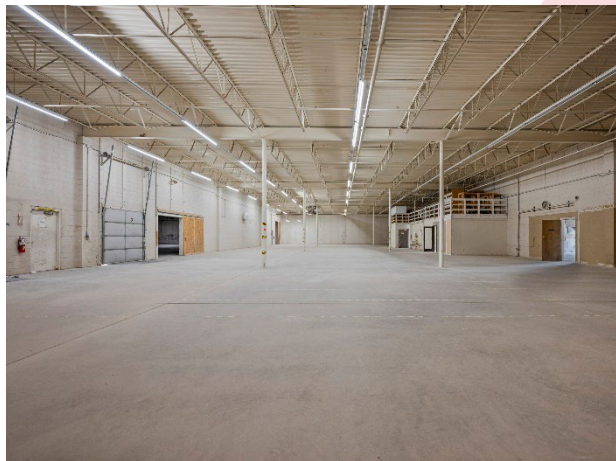


 719 577 0044

 www.highlandcommercial.com

 2 N CASCADE AVE SUITE 300
COLORADO SPRINGS, CO 80903

FLOOR PLAN



LOCATION & AERIAL

*Potential to Fence
Rear Yard Area

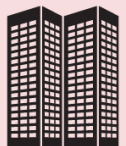


16 Minutes
TO I-25

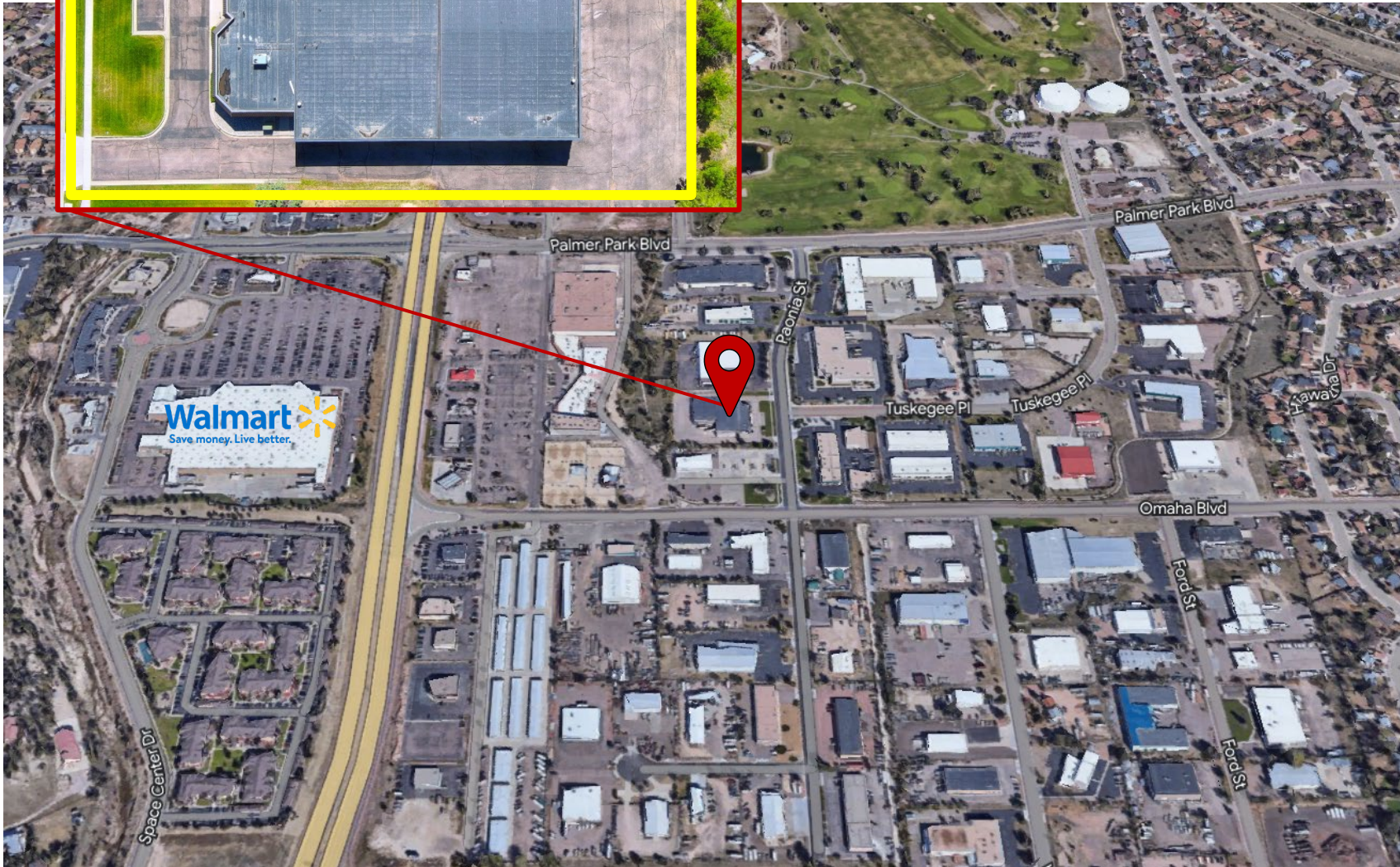


13 Minutes
COS Airport

1 Hour 22 Minutes
DIA



16 Minutes
DOWNTOWN COS



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