

# INDUSTRIAL SPACE FOR LEASE

## Located in Opportunity Zone

### LEASE RATE:\$12.00 PSF, NNN



**NAI**Highland

Industrial Space For Lease  
855 Aeroplaza Dr.  
Colorado Springs, CO 80916

- Located in the heart of the Airport submarket in an Opportunity Zone
- $\pm$  12,800 RSF Industrial Space Available
- 2 Dock-High Doors & 1 Drive-In Door

Corporate Neighbors Include:



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# Industrial Space For Lease

## 855 Aeroplaza Dr.

Colorado Springs, CO 80916

BUILDING SIZE	±50,146 SF
AVAILABLE SPACE	±12,800 SF
ZONING	BP/CR
BUILT	1980
CONSTRUCTION	Concrete, tilt-up
CEILING HEIGHT	18'-20'
LOADING DOORS	2 Dock-High 1 Drive-In
FLOORS	5"-6" Reinforced
SPRINKLER SYSTEM	Wet system throughout
POWER	4000A 277/480V 3-Ph, 4 Wire



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