

INDUSTRIAL SPACE FOR LEASE

Located in Opportunity Zone

LEASE RATE: \$12.00 PSF, NNN



NAL Highland

Industrial Space For Lease
855 Aero Plaza 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:



United Technologies



serco



SWIRE COCA-COLA



SPRINGS FABRICATION

Randy Churchill Dowis

Principal | Senior Broker

+1 719 650 1332

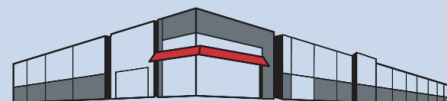
dowis@highlandcommercial.com

Megan Mechikoff

Associate Broker

+1 812 525 6151

mmechikoff@highlandcommercial.com



RANDY CHURCHILL DOWIS

INDUSTRIAL TEAM

Industrial Space For Lease

855 Aero Plaza 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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NAI Highland, LLC
Two North Cascade Avenue, Suite 300
Colorado Springs, CO 80903

+1 719 577 0044

www.highlandcommercial.com

01/21/2026

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