



OFFERING SUMMARY

Sublease Rate:	\$5.25/SF (NNN)
Operating Expenses:	\$3.68/SF (2025 Estimated)
Sublease Term:	Through July 31, 2031
Available SF:	9,064 SF
Building Size:	24,365 SF
Year Built:	1984

PROPERTY HIGHLIGHTS

- Sublease term negotiable
- One (1) grade level drive-in overhead door
- Spacious warehouse with open layout
- Easy access to major transportation routes
- Building signage available
- Flexible Zoning - MX-M



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1980 S ACADEMY BLVD - SUITE D

1980 South Academy Boulevard, Suite D Colorado Springs, CO 80910

Warehouse Property For Sublease



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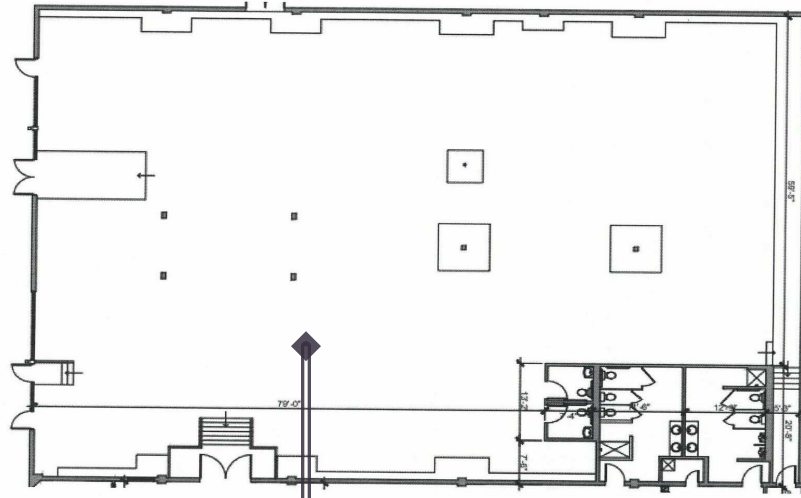
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