

WAREHOUSE/FLEX SPACE FOR LEASE

Fountain Business Park

702 BANDLEY DR., FOUNTAIN, CO 80817



Property Description

702 BANDLEY DRIVE is a 360,000 SF high-end office, manufacturing and warehouse facility. The property is strategically located in Fountain, CO, approximately 12 miles south of Colorado Springs, with immediate access and visibility to Interstate 25.

The site is a total of +/- 96 acres, including 48+ acres of additional developable land available for sale separately.

★ Located within an Enterprise Zone:

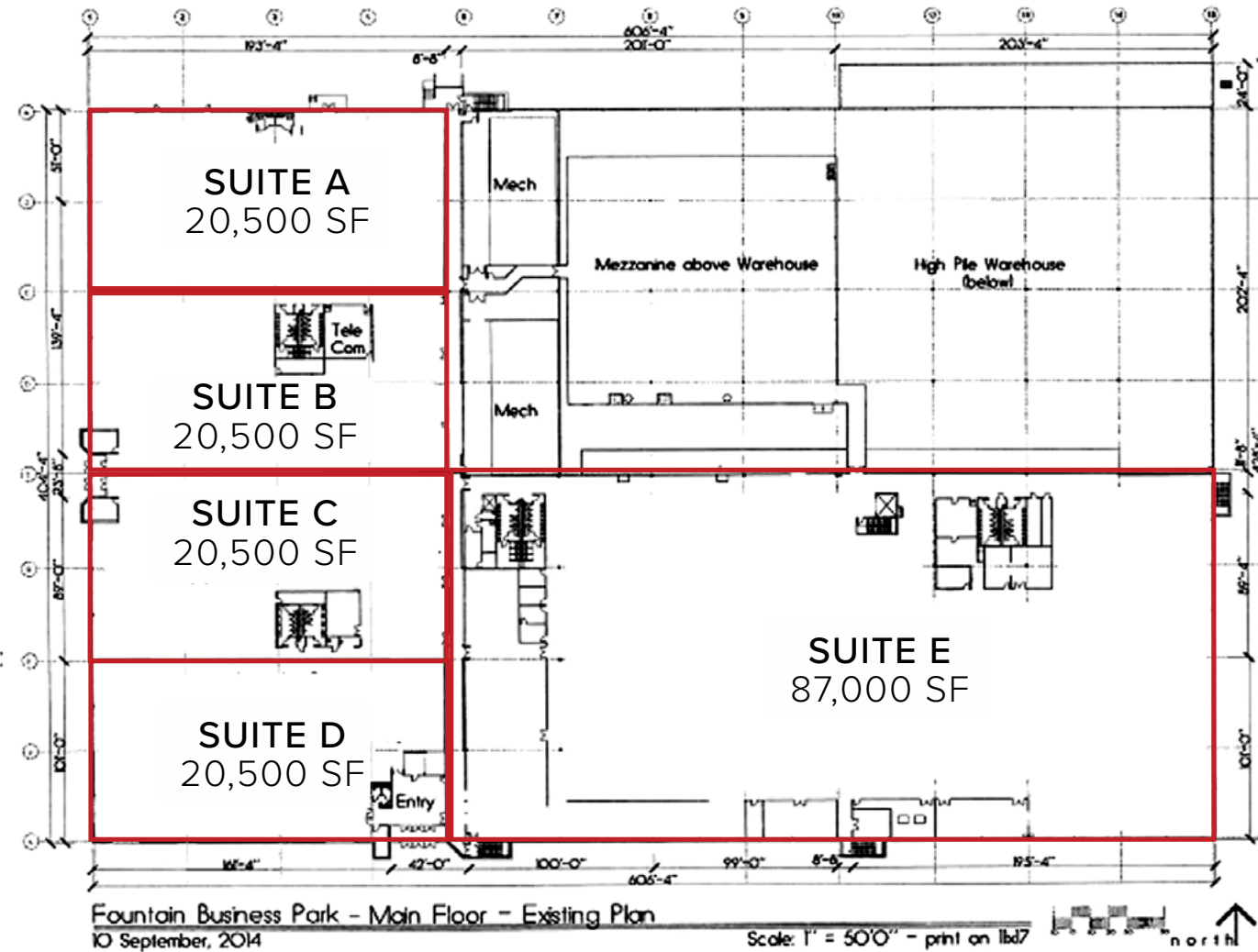
Enterprise zone policies generally offer tax concessions, infrastructure incentives, and reduced regulations.

Property Summary

BUILDING SIZE:	+/- 362,291 SF
AVAILABLE SPACE:	Up to 169,000 SF
LEASE RATE:	\$7.50 / SF NNN (First Year - "As Is")
NNN EXPENSES (2023 Est.):	\$1.54 / SF
YEAR BUILT/RENOVATED:	1986
ZONING:	PI
PARKING:	+/- 1,000 Spaces, Expandable

CONCEPTUAL PLAN ONLY

UP TO 169,000 SF AVAILABLE, CURRENTLY SHELL SPACE,
MAY BE DEMISED INTO INDIVIDUAL SUITES AS SHOWN BELOW

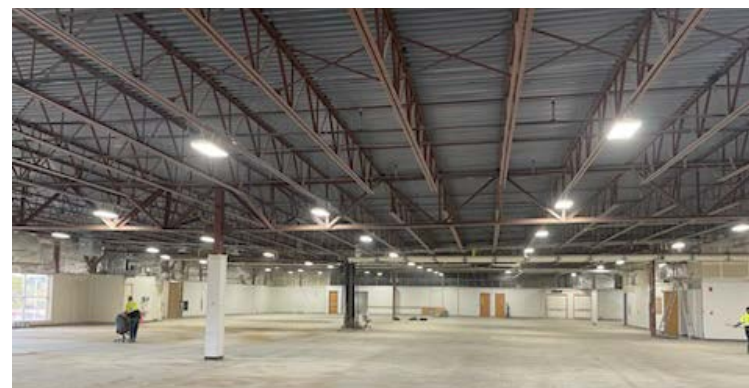


Building Materials, Construction & Systems

CONSTRUCTION	Concrete panels with exposed aggregate finish
FLOORS:	Concrete flooring throughout warehouse
INTERIOR PARTITIONS:	Walls are drywall throughout
FIRE PROTECTION/LIFE SAFETY:	Entire building is fully sprinklered with independent wet system throughout. ESFR Sprinkler system in place in a portion of the facility.
HVAC SYSTEM:	RTU's to be added to meet tenant requirements.
ELECTRICAL:	<ul style="list-style-type: none"> • Grid redundant system in place • Primary Feed - 12,470 volts • 8,500 KVA, 12,000 amps, 277/480 volts, 3 phase, 4 wire service
WATER:	12" water main service, 4" feed can accommodate up to 800 gallons per minute
LIGHTING:	Lighting to be added to meet tenant requirements
CEILING HEIGHTS:	Flex Warehouse area - <ul style="list-style-type: none"> • 12'6" to 14'6" - floor to bottom of bar joist • 2'6" bar joists depth • 15' to 17' - floor to ceiling clear height
COLUMN SPACING:	Interior Spacing: 50' x 50' Exterior Spacing: 25'
YARD AREA:	Additional vacant land allows for yard uses
RESTROOM FACILITIES:	Five (5) sets currently - subject to tenant requirements
LOADING DOORS:	Dock doors and drive-in doors can be added to meet individual tenant requirements. Conceptual door plans attached.
PARKING:	+/- 1,000 spaces - expandable

SPACE MAY BE DEMISED AS FOLLOWS:

SUITE A	20,500 SF
SUITE B	20,500 SF
SUITE C	20,500 SF
SUITE D	20,500 SF
SUITE E	87,000 SF
TOTAL	169,000 SF





Site Specifications

- LAND AREA WITH BUILDING:** +/- 48.50 acres
- UNIMPROVED LAND:** +/- 48.62 acres, unplatted - Available For Sale separately
- UTILITIES/SERVICES:**
- Water/Sewer- City of Fountain / Fountain Sanitation
 - Electricity/Gas - City of Fountain / Aquila
 - Telephone - Century Link
 - Fire Protection - City of Fountain
- FLOOD STATUS:** The building site is not within a designated FEMA 100-year flood plain as determined by the Floor Insurance Rate Map. A portion of the surplus land to the north is located in the FEMA 100-year floor plain.
- ZONING:** PI (Planned Industrial District, City of Fountain)
- ENTERPRISE ZONE:** Located within the Pikes Peak Enterprise Zone
- Investment Tax Credit: 3% of equipment purchases
 - Job Training Tax Credit: 12% of qualified training expenses
 - Vacant Building Rehabilitation Tax Credit: 25% of rehab expenditures (hard costs)
 - Additional credits available, visit Pikes Peak Enterprise Zone site to learn more.
- LEGAL DESCRIPTION:**
- Improved Property: Lot 1 SCI Subdivision; TSN: 56060-01-003
 - Unplatted surplus land: Metes and Bounds description; TSN: 55310-00-056