

For Lease or Sale: 14,400 RSF

Industrial/Warehouse Building in the SE Submarket

2065 AEROPLAZA DRIVE | COLORADO SPRINGS, CO 80916



PROPERTY FACTS

Available:	7,200 - 14,400 RSF
Site Size:	±0.96 AC
Submarket	Southeast
Zoning:	PIP2/CR AO
Construction:	Steel
Clear Height:	17' - 19'
Parking:	±18 Spaces
Loading:	(1) 10' x 12'; (2) 12' x 14'
Sprinklers:	No
Power:	800A / 480V Heavy

2022 Property Taxes: \$16,449.21 (\$1.14 / SF)

2022 Total Opex **±\$2.75 / SF**



PROPERTY HIGHLIGHTS

- 14,400 SF industrial warehouse comprised of 9,779 SF of warehouse space & 4,321 SF of office/lab
- Building boasts heavy power - 800A / 480V
- Phenomenal Owner-user acquisition opportunity
- Functional warehouse space with ample parking & serviceable, fenced yard
- Ideal Use: General contractor, distribution, disaster restoration services, electrical supply

\$12.50 NNN
LEASE RATE

\$3,000,000
SALE PRICE

EXTERIOR PHOTOS



FOR MORE INFORMATION

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INTERIOR PHOTOS



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AERIAL



FLOOR PLAN

