

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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ANDREW DOWIS

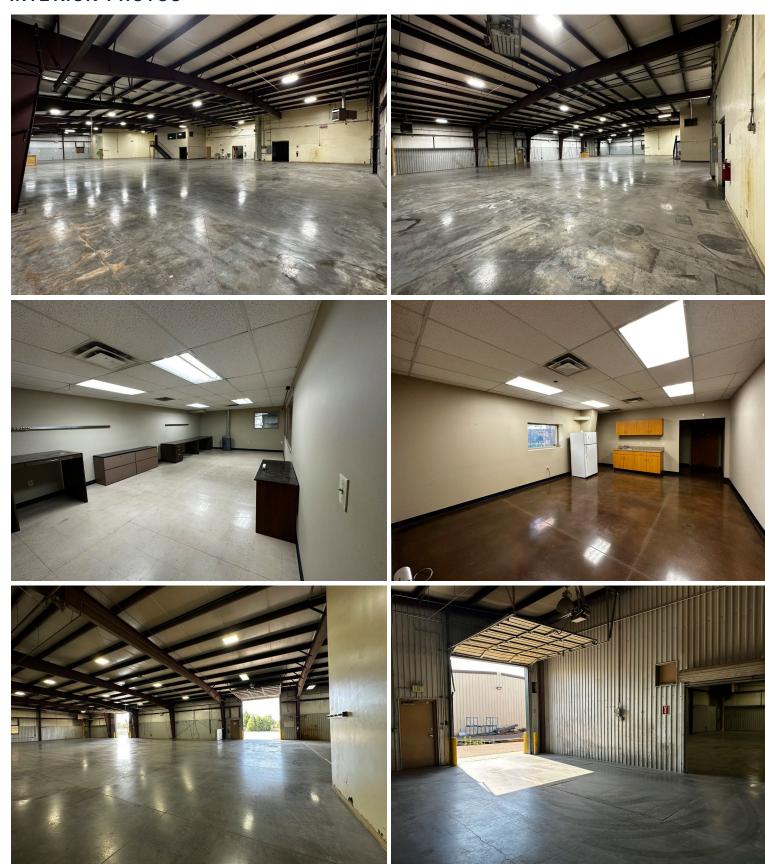
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MILLENNIUM

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INTERIOR PHOTOS



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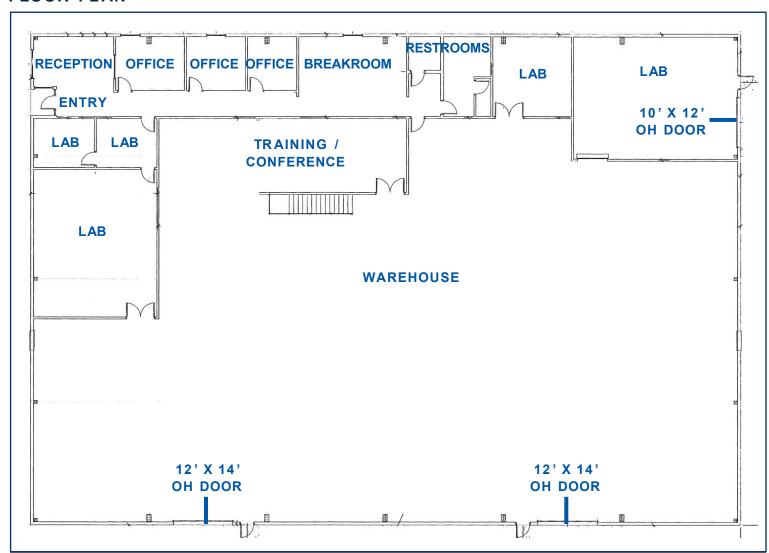
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AERIAL



FLOOR PLAN



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