

OFFICE WAREHOUSE FOR LEASE



18985 Base Camp Rd, Unit B4-B5
Northeast Industrial | Monument, CO 80132



Mark Useman | Senior Broker



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NAIHighland



2 N Cascade Ave. Suite 300, Colorado Springs, CO 80903



719.577.0044




www.highlandcommercial.com


PROPERTY DETAILS




18985 Base Camp Rd, Unit B4-B5
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 AVAILABLE SPACE
3,280 SqFt


 ZONING
I-2 (Light Industrial)

 ELECTRICAL
120/208 Volts | 3 Phase |
200 Amps


 RATE
\$14.00/SqFt

 LOADING
12'x10'
Ground Level Door (x1)

 HVAC
Office: 2 Ton Heat & AC
Warehouse: Space Heater

 NNN Charges
\$4.53 (est. 2026)

 CEILING HEIGHT
14 Ft

 TRAFFIC COUNT
I-25 & HWY 105:
61,408 VPD

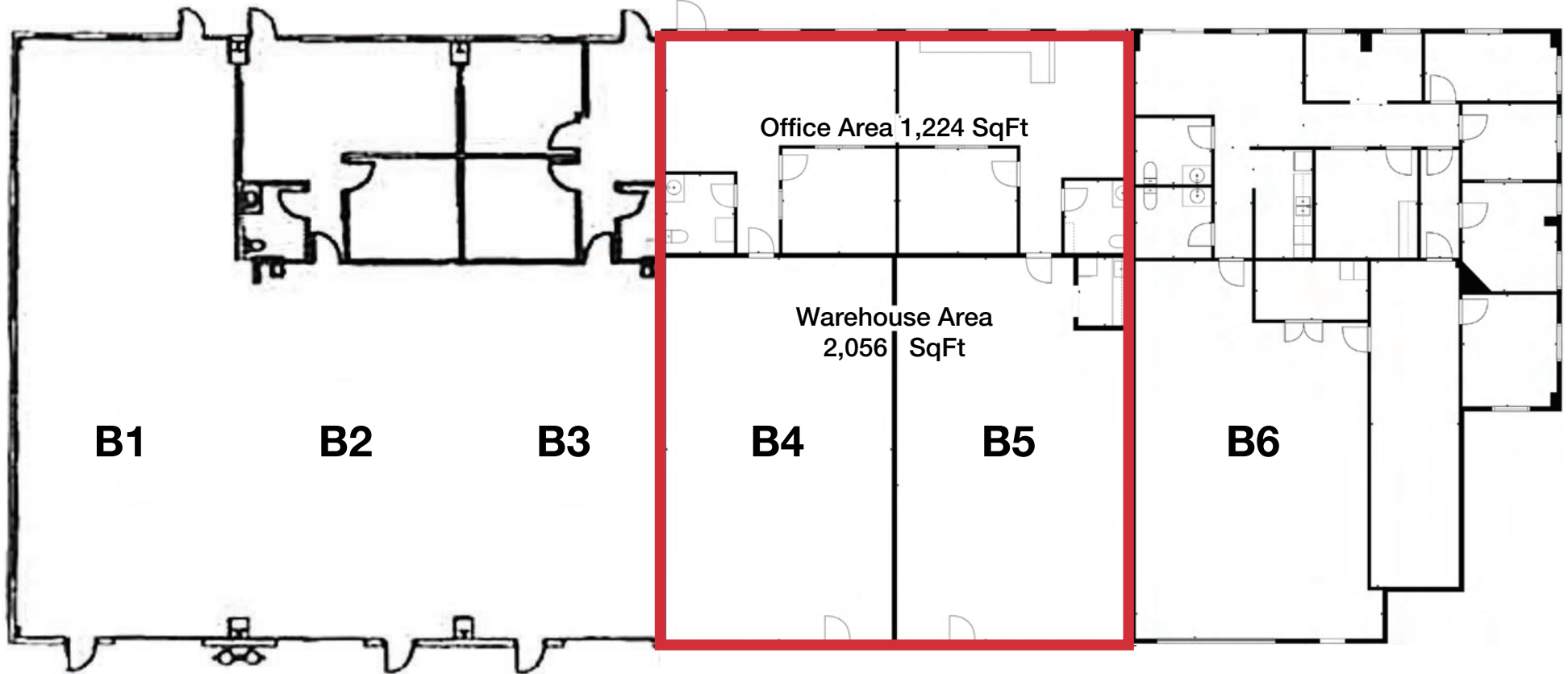
DEMOGRAPHICS

	Population	Avg HH Income
1mi	3,170	\$96,778
3mi	61,764	\$111,073
5mi	183,532	\$113,465



FLOORPLAN

AVAILABLE SPACE (B4-B5)





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