

# CW Business Park

## Industrial/Flex Space For Lease

5015-5061 N. 30TH STREET · COLORADO SPRINGS, CO 80919



**CW BUSINESS PARK** is a well-maintained Class A office/flex/industrial business park consisting of three (3) single-story buildings totaling 71,947 SF on 4.68 acres. Ideally situated in northwest Colorado Springs just north of Garden of the Gods Road on 30th St., the property offers convenient access to I-25 and proximity to major employers and amenities.

Corporate neighbors include Federal Express, Keysight Technologies, El Paso County Government Offices, Space Foundation, Affiliated Computer Services, Premiere Global Services and Entegris.

- 12' Drive-in Loading Door
- Industrial/Flex space
- Superior Garden of the Gods location
- Concrete tilt wall construction
- Available suite offers flexible layout for a variety of office, light manufacturing, or warehouse uses

|                         |                                         |
|-------------------------|-----------------------------------------|
| <b>PROJECT SIZE:</b>    | 71,947 SF<br>(3 single-story buildings) |
| <b>SITE SIZE:</b>       | 4.68 Acres                              |
| <b>AVAILABLE SPACE:</b> | 5015 N 30th St, Ste 200 -<br>5,220 SF   |
| <b>LEASE RATE:</b>      | \$11.50 / SF + NNN (Year 1)             |
| <b>NNN EXPENSES:</b>    | \$4.50 / SF                             |
| <b>YEAR BUILT:</b>      | 1983 & 1998                             |
| <b>ZONING:</b>          | BP                                      |
| <b>CEILING HEIGHT:</b>  | 14'                                     |
| <b>PARKING:</b>         | 3.7 / 1,000 SF                          |
| <b>ELECTRIC:</b>        | 3-Phase                                 |



