



5655 PARACHUTE CIRCLE COLORADO SPRINGS, CO 80916

AVAILABLE NOW

FOR LEASE

**5,000 SF INDUSTRIAL
FROM \$12.50 NNN YEAR 1**

INDUSTRIAL/FLEX

- 5,000 SF SUITE AVAILABLE
- EASY ACCESS VIA POWERS BLVD
- UP TO 16' CLEAR HEIGHT
- TWO DRIVE IN LOADING DOORS
- FRONT OFFICE/OPEN REAR WAREHOUSE
- OUTDOOR STORAGE AVAILABLE
- SOUTHWEST SUBMARKET
- BP AO ZONING
- FROM \$12.50 NNN YEAR 1



CORE
COMMERCIAL
BROKERAGE CO.

**PARKER CURRY
BROKER**

+1.719.337.1367

PARKER@CORECOMMBBC.COM



LOCATION

**E OF POWERS BLVD, N OF MILTON PROBY,
S OF FOUNTAIN BLVD**

ZONING

BP AO (BUSINESS PARK)

SITE

0.71 ACRES

AVAILABLE SPACE

5,000 SF

CONSTRUCTION

METAL STRUCTURE

HVAC

PACKAGED HEATERS IN WAREHOUSE.

BASEBOARD HEAT IN OFFICE

BASE RENT (YEAR 1)

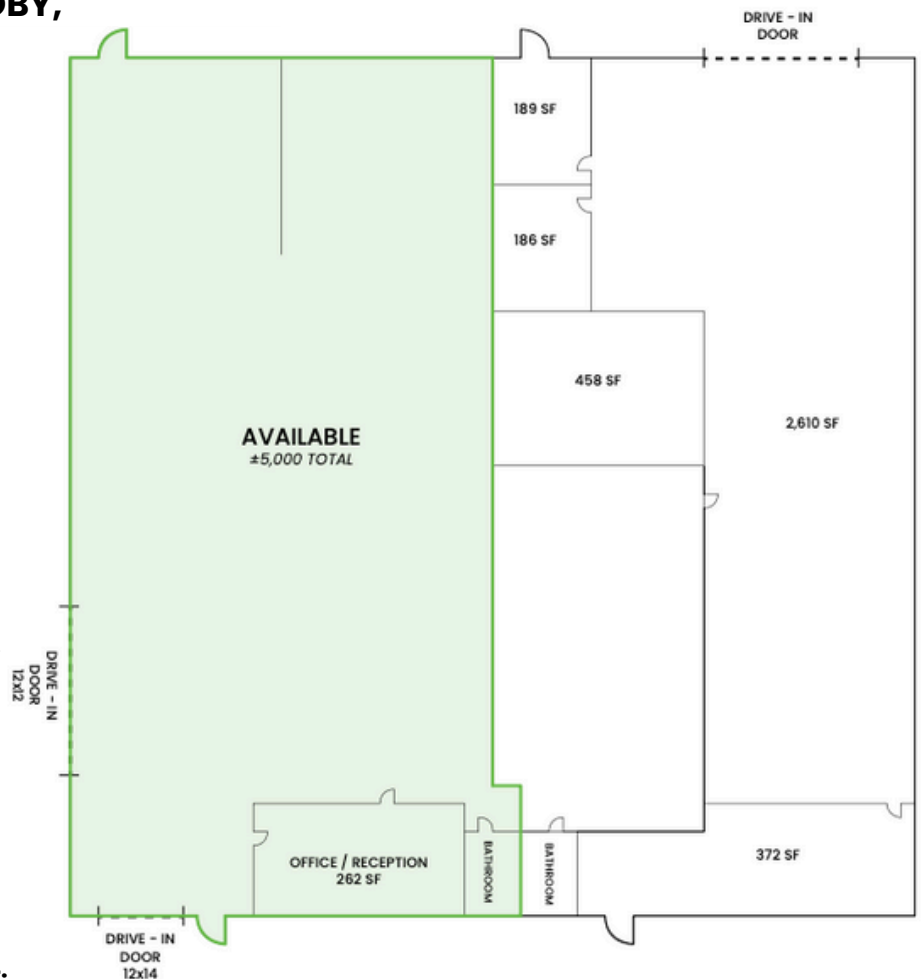
\$12.50 NNN

ESTIMATED 2026 NNN EXPENSES

\$3.46/SF

FOR MORE INFORMATION, PLEASE CONTACT:

FLOOR PLAN



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