

INDUSTRIAL SPACE FOR LEASE



3450 N Nevada Ave
Colorado Springs, CO 80907

UNDER NEW OWNERSHIP. EXTENSIVE CAPITAL IMPROVEMENTS UNDERWAY



Randy C. Dowis | Principal

719.650.1332
dowis@highlandcommercial.com



Megan Mechikoff | Broker

812.525.6151
mmechikoff@highlandcommercial.com

NAIHighland



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



719.577.0044



www.highlandcommercial.com

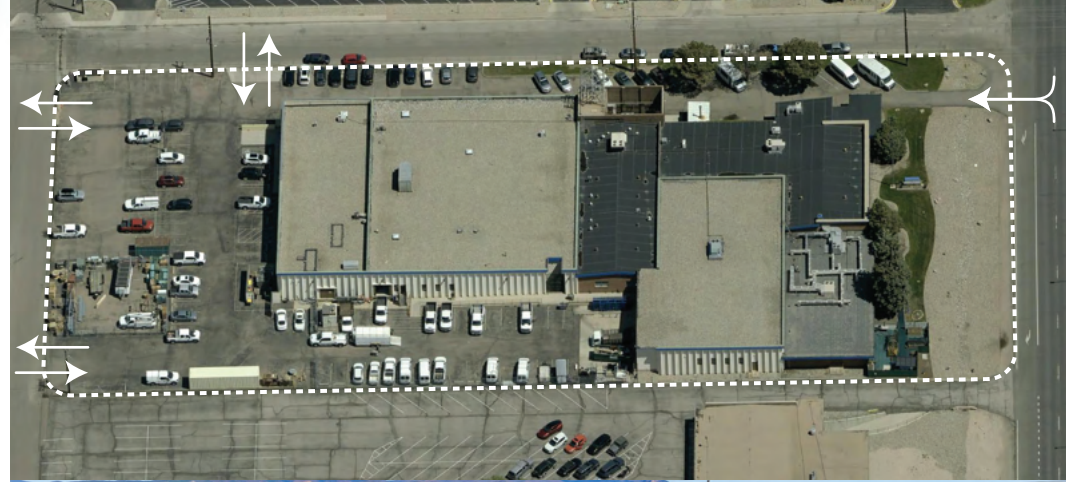
PROPERTY HIGHLIGHTS

TOTAL BUILDING SQFT	±54,038 SqFt
AVAILABLE SQFT FOR LEASE	±39,000 SqFt
GROUND LEVEL DOORS	x3
DOCK HIGH DOORS	x2
ZONING	LI (Light Industrial)
LOT SIZE	2.88 Acres
ELECTRICAL	1,200 AMPS 480 V 3 Phase
CLEAR HEIGHT	±14-16 Ft
YEAR RENOVATED	2011
PARKING	On and Off Site Parking
TAX SCHEDULE NO	6331107001
LEGAL DESCRIPTION	LOT 1 BLK 1 FARMERS
GROUP INC, FORMERLY FARMERS UNDERWRITERS'	
ASSOCIATION SUB NO 1 COLO SPGS	

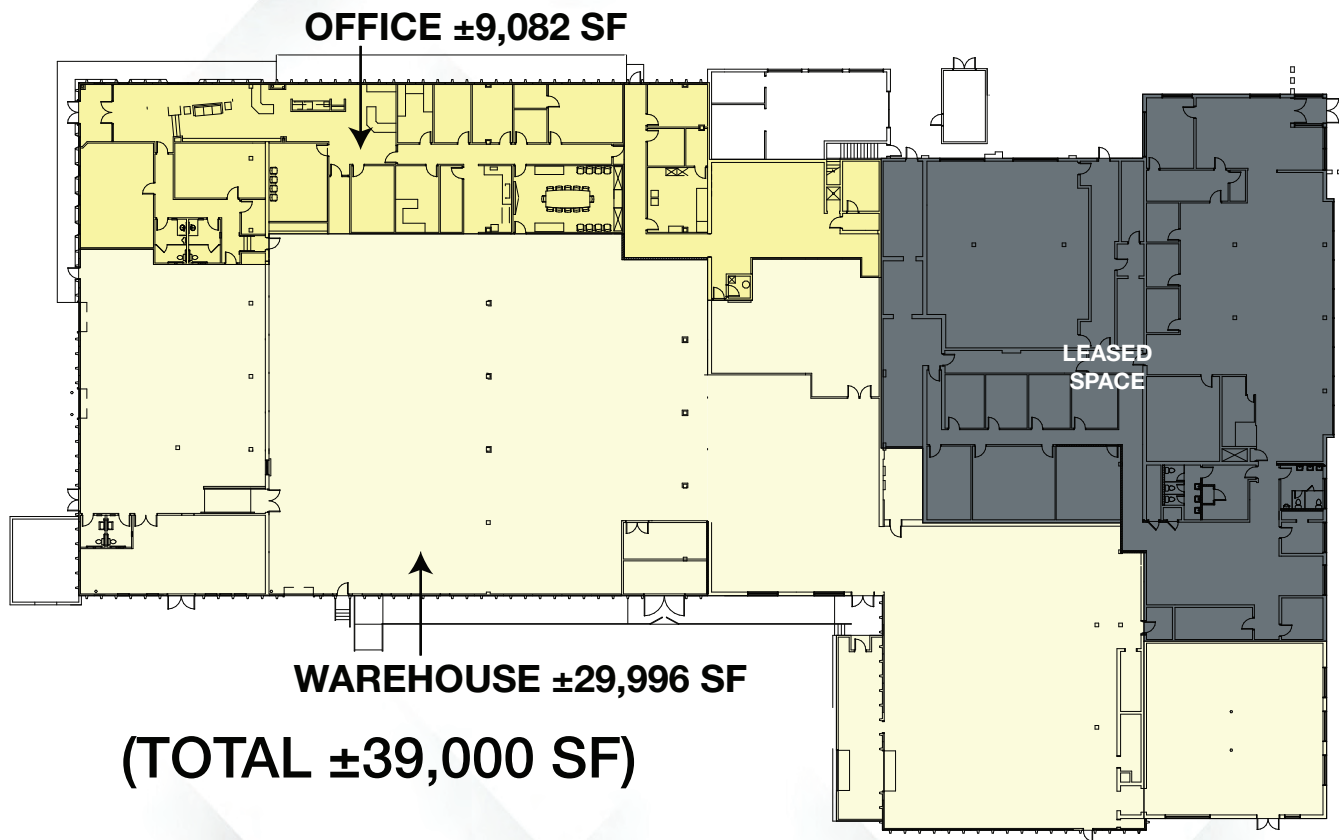


ASKING RATE

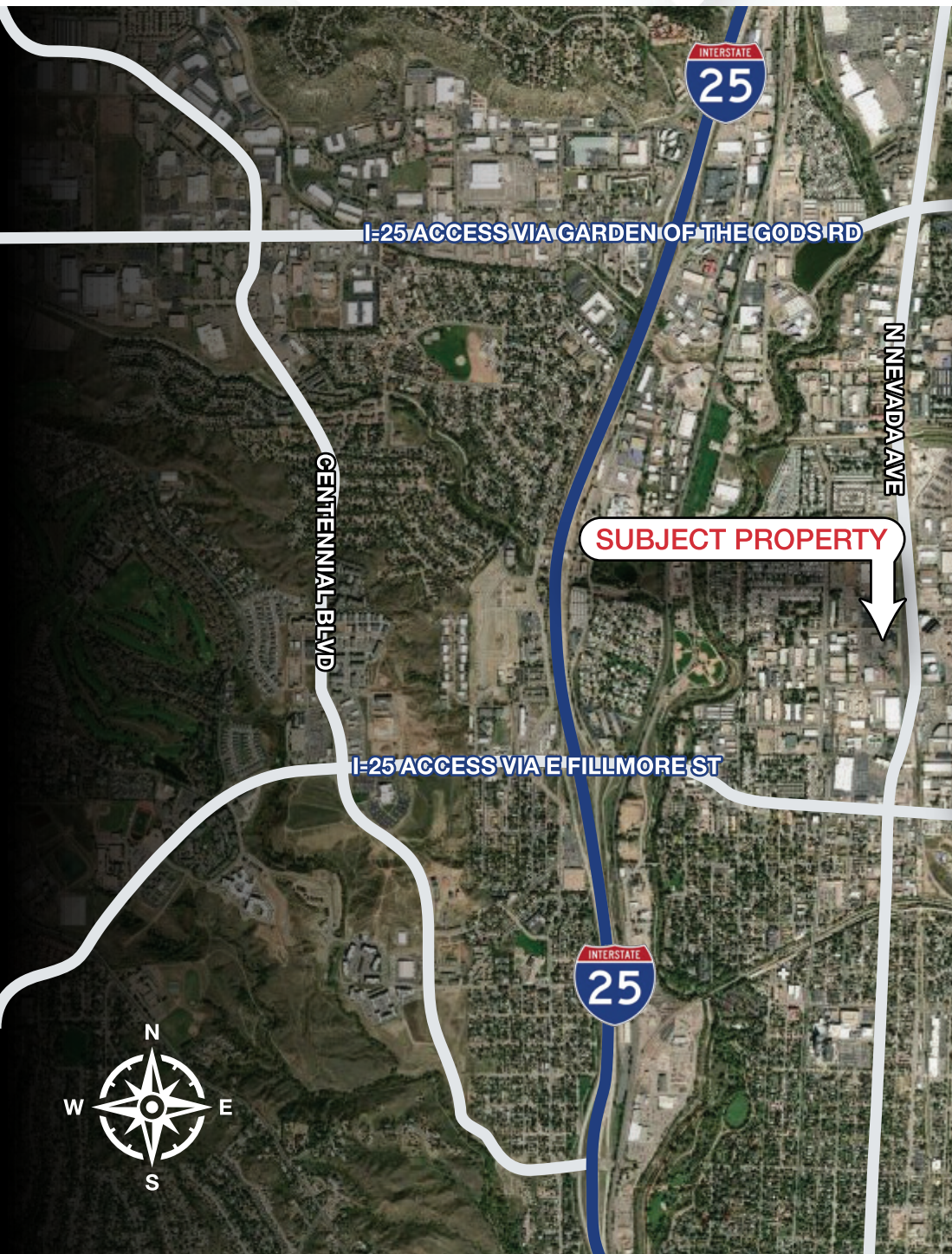
\$12/SqFt + NNN



FLOOR PLAN



REGIONAL AERIAL



INDUSTRIAL & RETAIL NEIGHBORS



DRIVE TIMES

I-25	15 min
Downtown COS	10 min
COS Airport	21 min
Downtown Denver	1hr 23min
DEN Airport	1hr 10min