



10,000 SF INDUSTRIAL WAREHOUSE | OFFICE SPACE FOR LEASE

180 TALAMINE COURT, COLORADO SPRINGS, CO 80907



400 AMP 3-Phase • Dock & Grade Level Loading • Concrete Yard • I-25 Access

DETAILS

LEASE RATE: \$13.00 PSF NNN (EST. \$2.50 PSF)

AVAILABLE SPACE: 10,000 SF WAREHOUSE

LARGE CONCRETE LOADING YARD

CLEAR HEIGHT: 11'-12'3"

LOADING: 1 - 12' X 10' DRIVE-IN DOOR

2 - 8' DOCK-HIGH DOORS

POWER: 400 AMP 3-PHASE POWER

SECURITY: FULL SYSTEM WITH CAMERAS

FLOOR DRAINS

ZONING: M1 SS

EXCELLENT I-25 ACCESS:

LOCATED IMMEDIATELY OFF I-25 AND NEVADA

IDEAL FOR CONTRACTOR & SERVICE USES

PROPERTY OVERVIEW

180 Talamine Court offers a clean, functional **10,000 SF industrial warehouse with executive office space**, ideal for contractors, service companies, light manufacturing, distribution, and warehouse operations. The property features dock-high and grade-level loading, **400-amp 3-phase power**, floor drains, security cameras, and a large concrete loading and parking area.

Conveniently located just seconds from I-25 near Nevada Avenue, the property provides excellent access throughout Colorado Springs, downtown, and major commercial corridors.

ROB ROLLEY, Broker

(719) 235-7499

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WAREHOUSE | LOADING

INDUSTRIAL WAREHOUSE FOR LEASE
180 Talamine Court
Colorado Springs, CO 80907



10,000 SF • Dock-High & Grade-Level Loading • 400 AMP 3-Phase Power

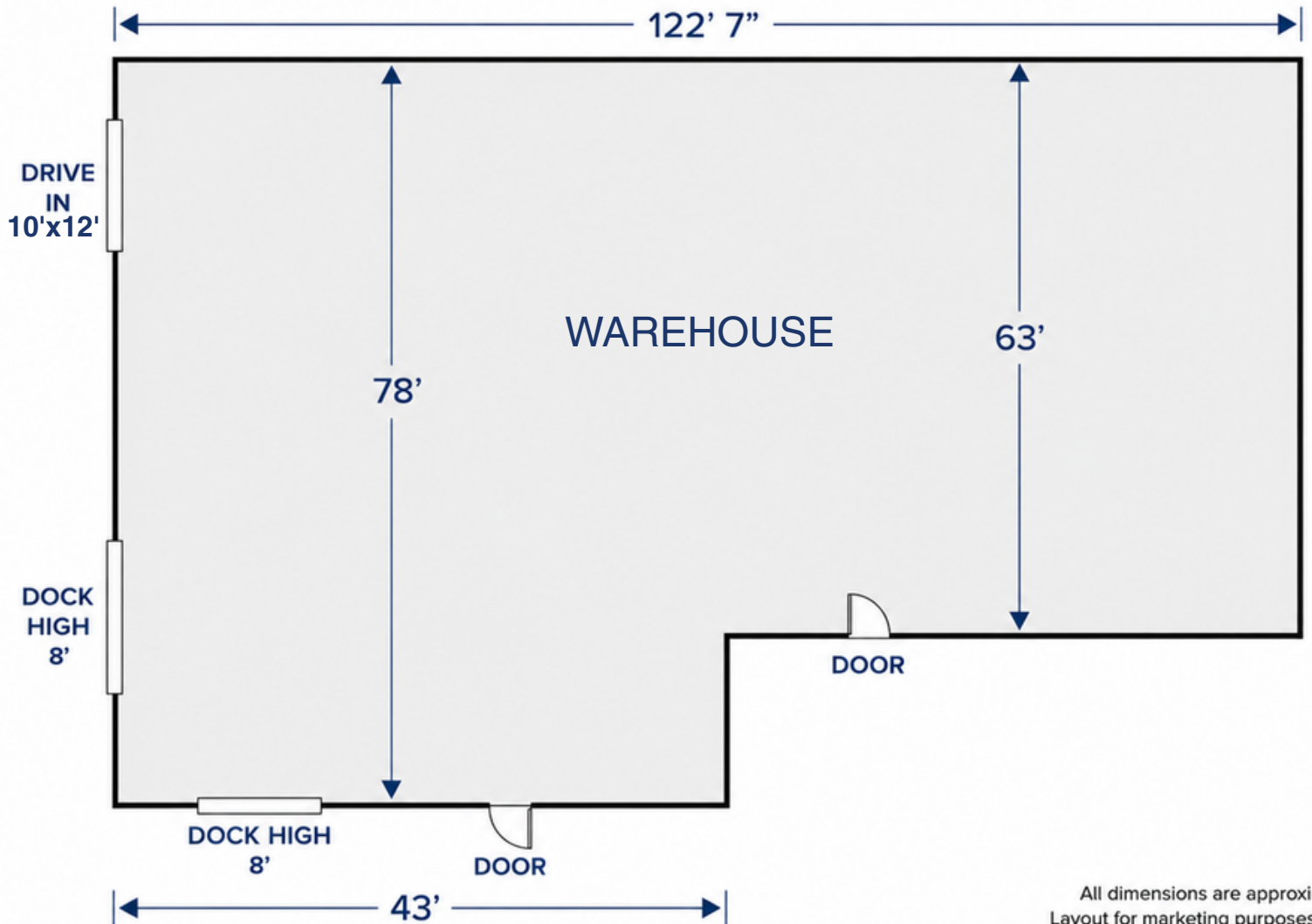


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WAREHOUSE FLOOR PLAN

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All dimensions are approximate.
Layout for marketing purposes only.



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YARD | OFFICE & SUPPORT SPACE

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REMAX
COMMERCIAL

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AERIAL MAP

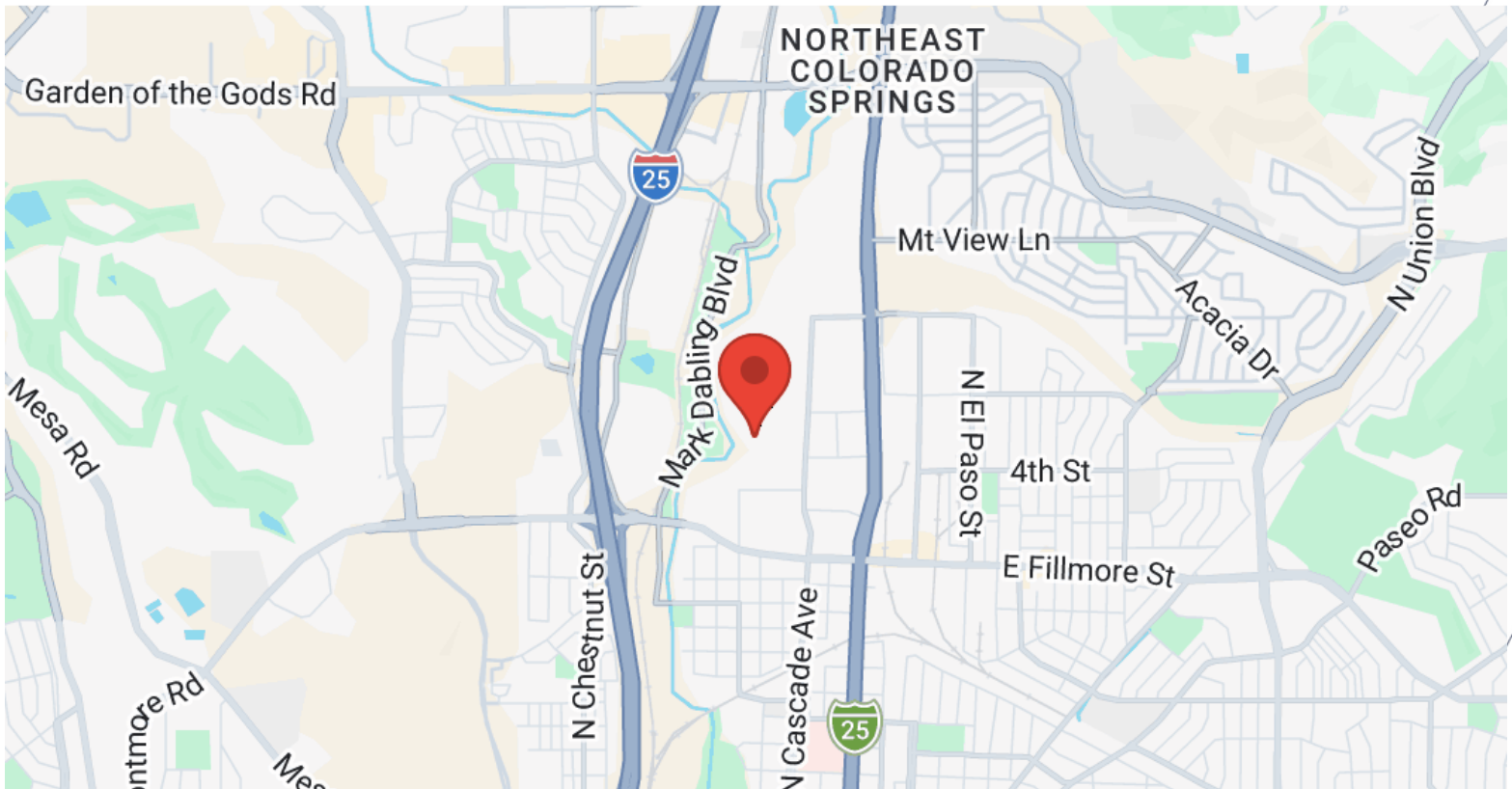
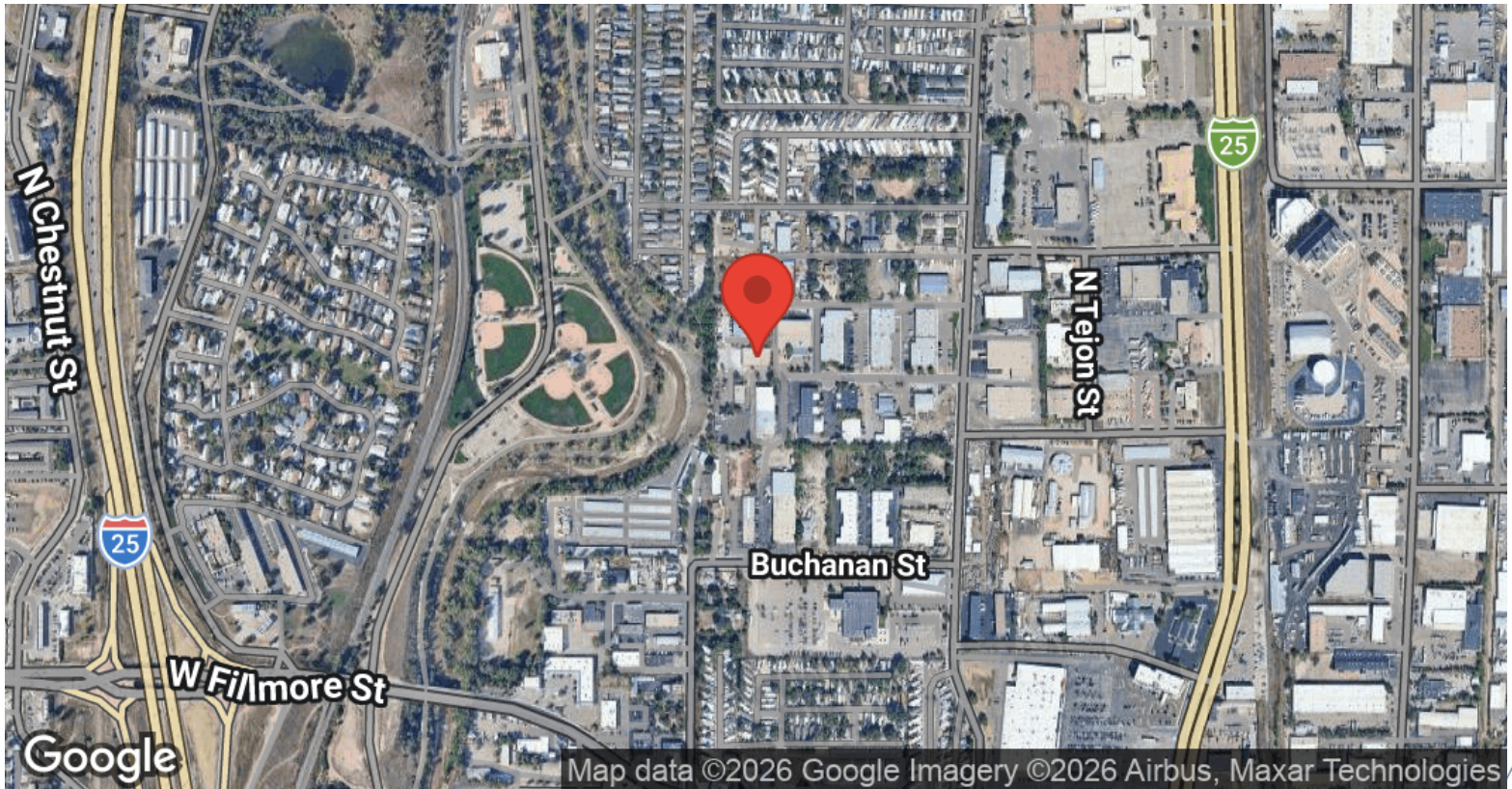
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LOCATION MAPS

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