



# INDUSTRIAL WAREHOUSE AND SECURED YARD FOR LEASE

3450 FILLMORE RIDGE HTS, COLORADO SPRINGS, CO 80907

**7,734 SF  
AVAILABLE NOW**



## DETAILS

**LEASE RATE:** \$12.50 PSF NNN (EST. \$4.00 PSF)

**AVAILABLE SPACE:** 7,734 SF WAREHOUSE

**CLEAR HEIGHT:** 17'

**DOORS:**

TWO 14' AND ONE 10' DRIVE-IN DOORS

ONE 14' DOCK HIGH DOOR

**SECURED/FENCED YARD** APPROX. 10,000 SF

BACK TO OPEN SPACE

**ZONING:** BP (BUSINESS PARK)

**YEAR BUILT:** 2022

**EXCELLENT I-25 ACCESS:**

LOCATED IMMEDIATELY OFF I-25 AND FILLMORE

STRONG CONTRACTOR/SERVICE USE FIT

**ROB ROLLEY, Broker**

**(719) 235-7499**

cowboycommercial@gmail.com

## PROPERTY OVERVIEW

Located in desirable Northwest Colorado Springs, 3450 Fillmore Ridge Heights offers a **clean, well-positioned industrial setting with immediate access to I-25 via Fillmore Street and Garden of the Gods Road.**

This location is particularly well-suited for **HVAC, plumbing, electrical, landscaping, and restoration companies, as well as small distribution users** needing central access across Colorado Springs.

The combination of **accessibility, modern construction, and yard component offers a rare opportunity** for users looking to operate in a strong northwest corridor.

# SECURED YARD

INDUSTRIAL WAREHOUSE FOR LEASE

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Colorado Springs, CO 80907

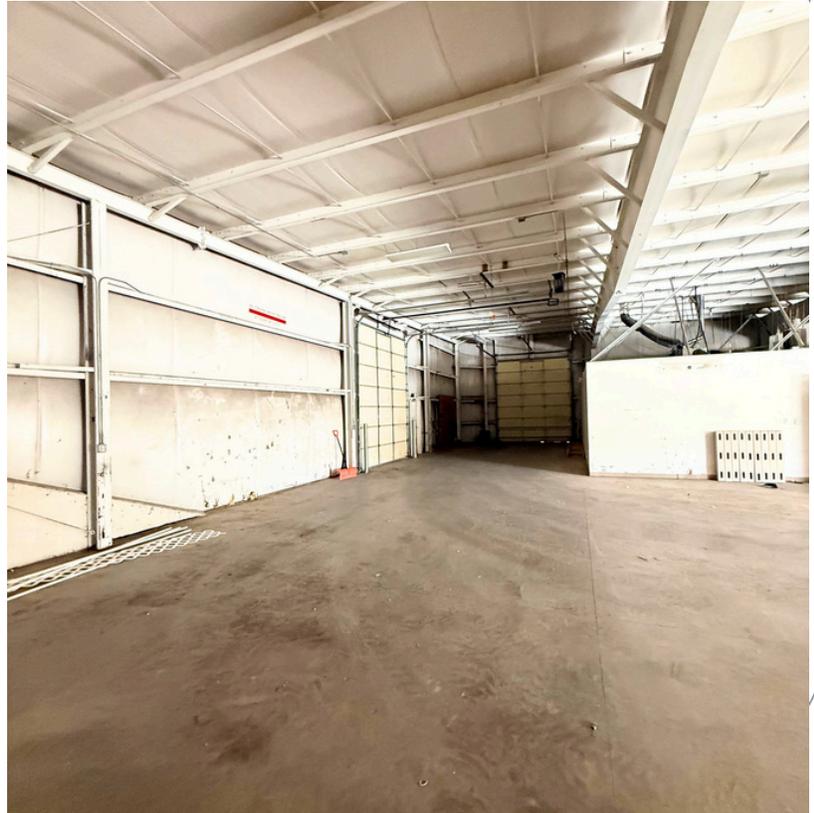
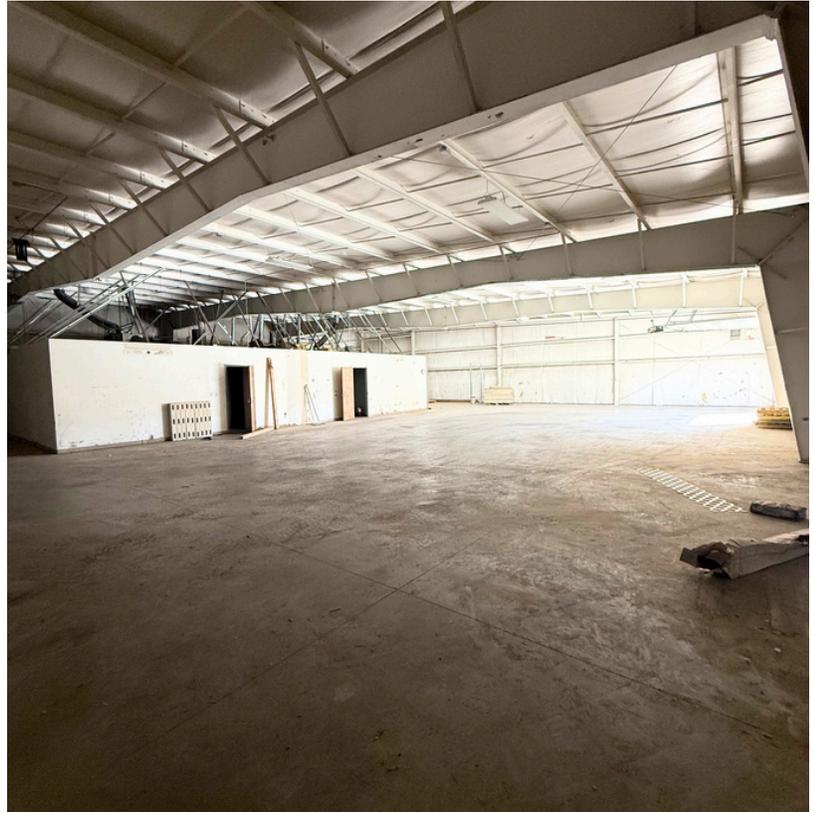
SECURED PAVED YARD FOR STORAGE, FLEET PARKING, AND OUTDOOR OPERATIONAL USE.



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# WAREHOUSE INTERIOR

INDUSTRIAL WAREHOUSE FOR LEASE  
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# AERIAL MAP

**INDUSTRIAL WAREHOUSE FOR LEASE**  
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**LOCATED AT END OF BUSINESS CUL-DE-SAC  
BACKS TO OPEN SPACE**



# LOCATION MAPS

**INDUSTRIAL BUILDING FOR LEASE**  
3450 Fillmore Ridge Heights  
Colorado Springs, CO 80907

