

**3505 N STONE AVE**  
**COLORADO SPRINGS, CO 80907**

**WWW.3505STONE.COM**



**NEW AVAILABILITY**

**59,452 SF**  
**INDUSTRIAL/WAREHOUSE**  
**& MANUFACTURING**

- **UP TO 59,452 SF AVAILABLE**
- **DOCK HIGH & DRIVE IN LOADING**
- **HEAVY 480V POWER, FULL HVAC**
- **UP TO 21' CLEAR HEIGHT**
- **FLOOR DRAINS**
- **LIBERAL M-1 ZONING**
- **LEASE RATE : \$9.95 NNN YEAR 1**
- **2025 NNN EXPENSES: \$2.75/SF**

This centrally located, highly functional industrial facility has up to 59,452 SF of office, lab, manufacturing and warehousing space available for lease. Heavy 480v power, large parking and truck courtyard space offers outside storage potential. Over 11,000 SF of office/lab space on two floors.

Easy all points access via Mountview or Fillmore to Nevada with close proximity to 1-25 interchanges at Fillmore Street and North Nevada/Rockrimmon/Corporate Dr.

**FOR MORE INFORMATION, PLEASE CONTACT:**

**CORE**  
COMMERCIAL  
BROKERAGE CO.

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**LOCATION**

Located on the east side of Stone Avenue, north of Fillmore, east of Nevada Ave.

**ZONING**

M1

**SITE**

6.64 acres

**CONSTRUCTION**

Post and beam with architectural brick

**HVAC**

Boiler heating system. Combo refrigerated and evaporative cooling systems.

**POWER**

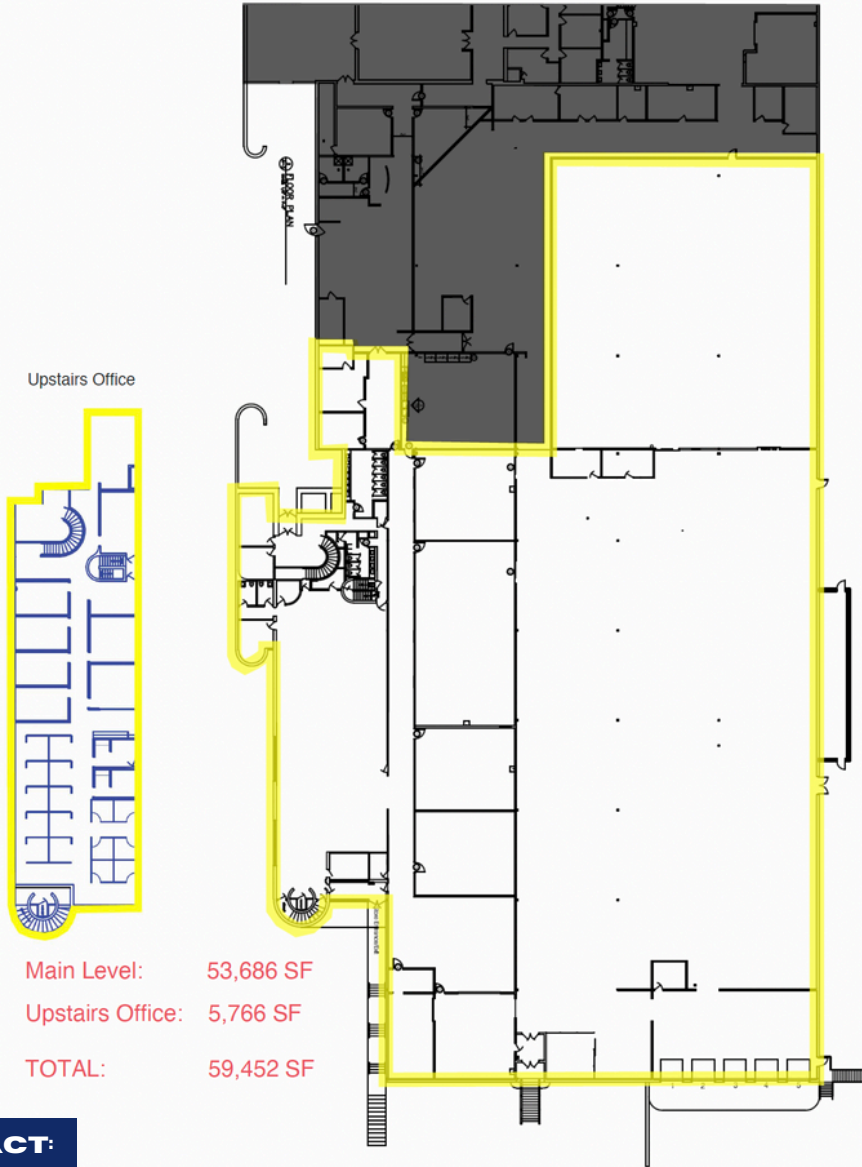
3000 amps, 277/480 Volts

**BASE RENT**

Call Broker

**2025 NNN EXPENSES**

Estimated at TBD per SF (Water use separately metered)



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