



1741-1749 S ACADEMY BLVD

COLORADO SPRINGS, CO 80916

Up to 14,846 SF AVAILABLE Q1 2026

Scan For



Property Website



**FLEX/INDUSTRIAL
FOR LEASE**

CALL BROKER FOR LEASE RATES

SUITE 1749 PICTURED

WAREHOUSE/DISTRIBUTION

5 OVERSIZED DRIVE INS



SUITE 1745 BC PICTURED

Space Available	± 19,875 SF
Site Size	2.97 Acres
Clear Height	Up to 18' with Fire Suppression (1745)
Loading	(5) 16'x14' Drive-in, (1) 10'x10' Drive-in
Power	TBD
Parking	Shared
HVAC	100% Combo RTU's and Forced Gas Heaters
Zoning	MX-M UV CU AO
Construction	Cinder Block
Rent	Call Broker for Lease Rate
NNN Expenses	2025 Estimated at \$6.14/SF



SITE PLAN





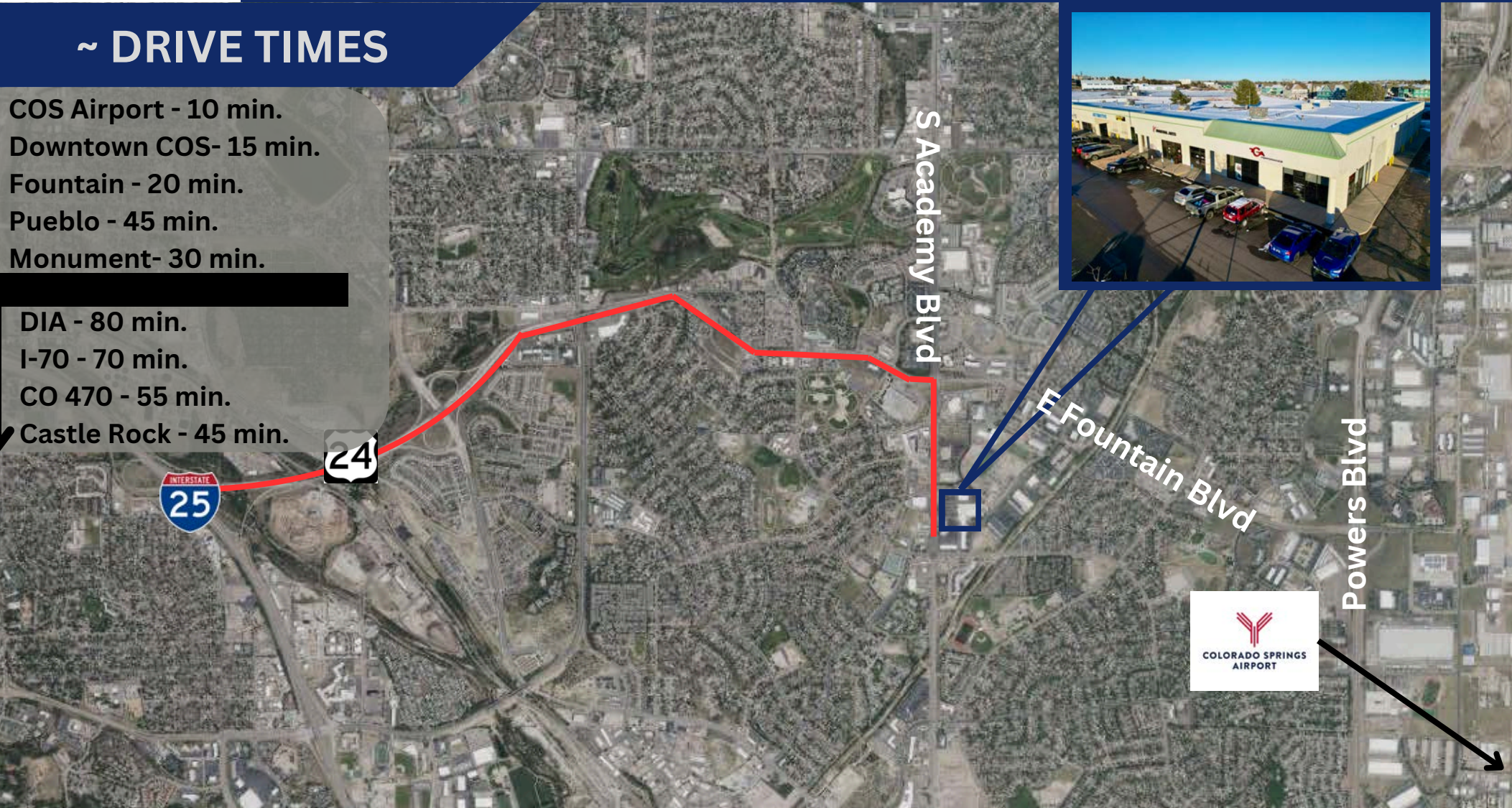
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~ DRIVE TIMES

COS Airport - 10 min.
Downtown COS- 15 min.
Fountain - 20 min.
Pueblo - 45 min.
Monument- 30 min.

DIA - 80 min.
I-70 - 70 min.
CO 470 - 55 min.
Castle Rock - 45 min.



Powers Blvd

E Fountain Blvd

S Academy Blvd

FOR MORE INFORMATION, PLEASE CONTACT:

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