

# Town & Country Business Park

4040 - 4190 E BIJOU STREET, COLORADO SPRINGS, CO 80916

UP TO 60K SF OF CONTIGUOUS SHELL SPACE READY FOR BUILDOUT!



## Highlights

- Customizable Space, Flexible Floor Plans
- Up to 60k SF of Contiguous Shell Space
- 24,270 SF Plug and Play Open Office/Call Center Suite
- Located in the HUBZone and Enterprise Zone
- Grade Level and Dock High Doors
- Heavy Power and Flexible Zoning
- Ample Parking and Yard Space

| Space: | Size:                 | Price:                        |
|--------|-----------------------|-------------------------------|
| 4040   | +/- 500 - 30,000 SF   | \$10.00 - \$14.00 SF/YR (NNN) |
| 4060   | +/- 5,000 - 60,264 SF | \$12.00 - \$18.00 SF/YR (NNN) |
| 4140   | 24,270 SF             | \$12.00 - \$16.00 SF/YR (NNN) |

## Property Details

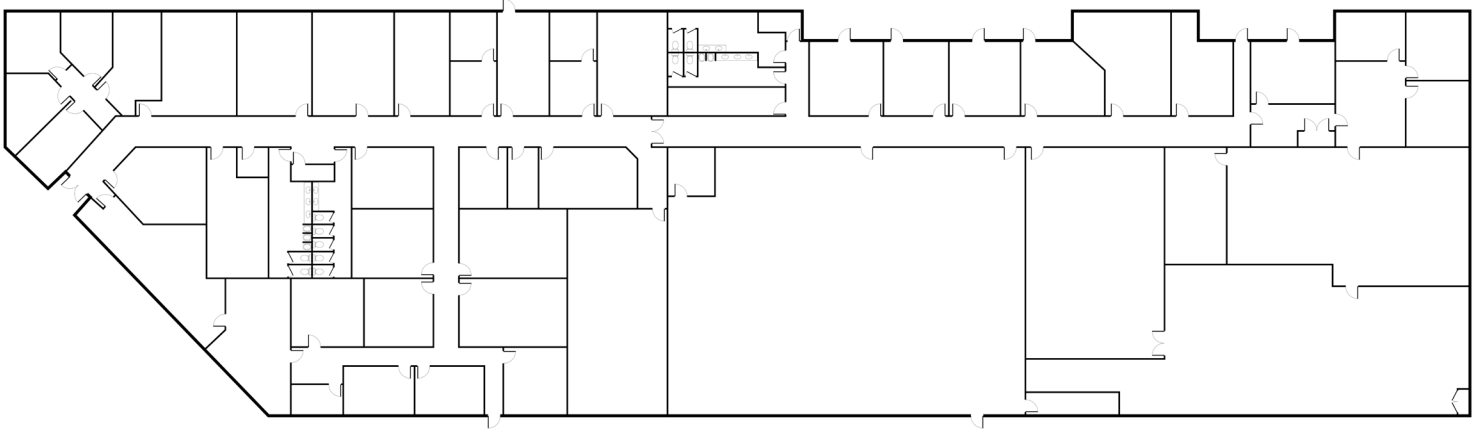
|                                                                                                                                                |                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>Lease Rate</b><br/>\$10.00 - \$18.00 SF/YR (NNN)</p> |  <p><b>NNN</b><br/>+/- \$3.00 PSF</p>       |
|  <p><b>Space Available</b><br/>500 - 60,264 SF</p>          |  <p><b>Building Size</b><br/>179,891 SF</p> |
|  <p><b>Lot Size</b><br/>12.98 Acres</p>                     |  <p><b>Zoning</b><br/>C6</p>                |

Rev: January 26, 2024

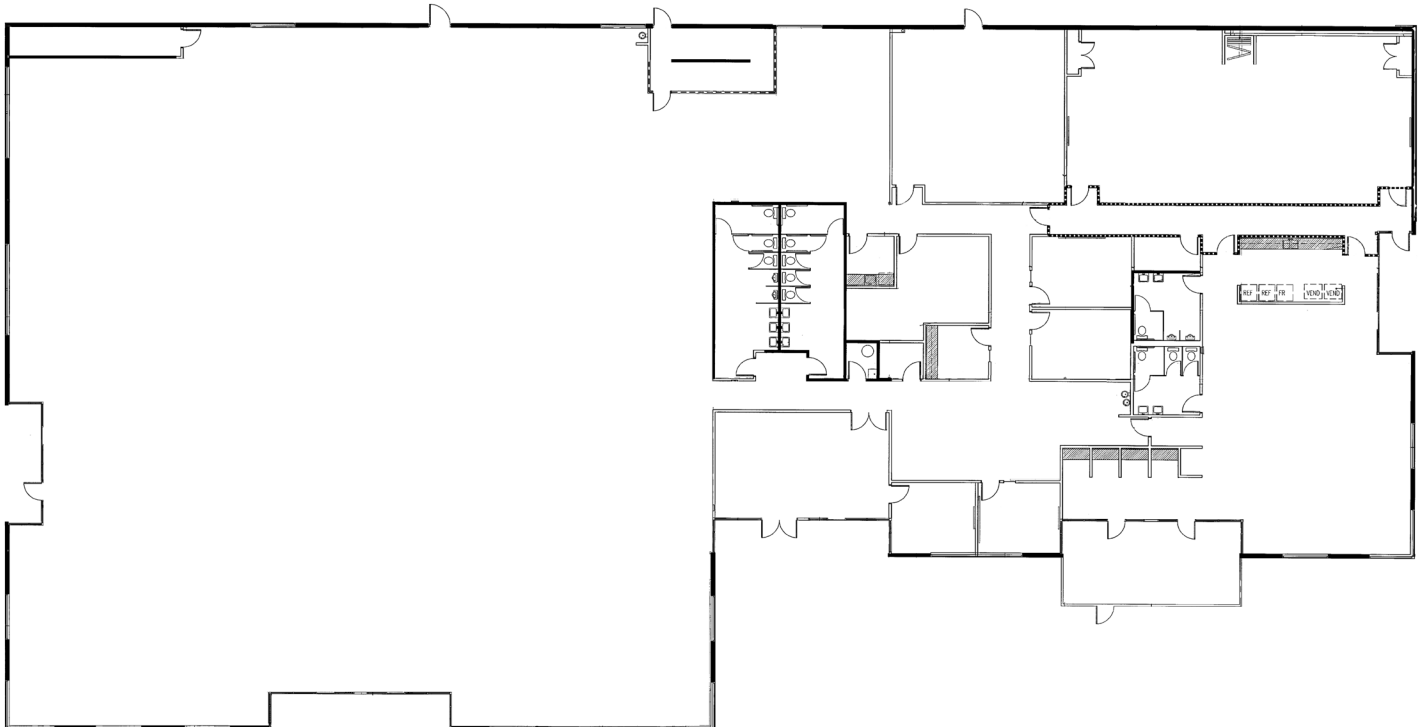
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+/- 500 - 30,000 SF Available



4140 E Bijou Street  
24,270 SF Available

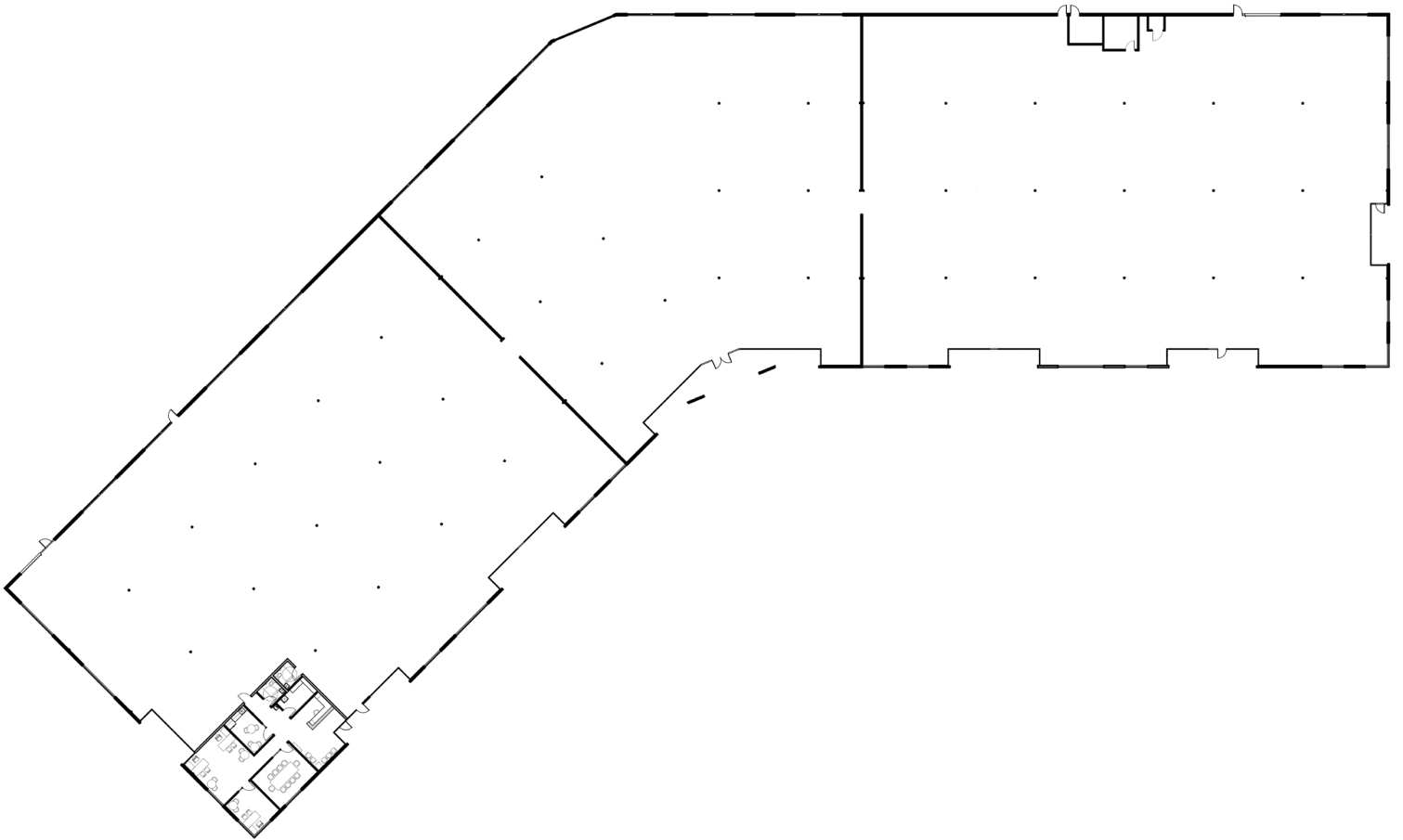


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4060 E Bijou Street  
+/- 5,000 - 60,264 SF Available



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## Our Network Is Your Edge



All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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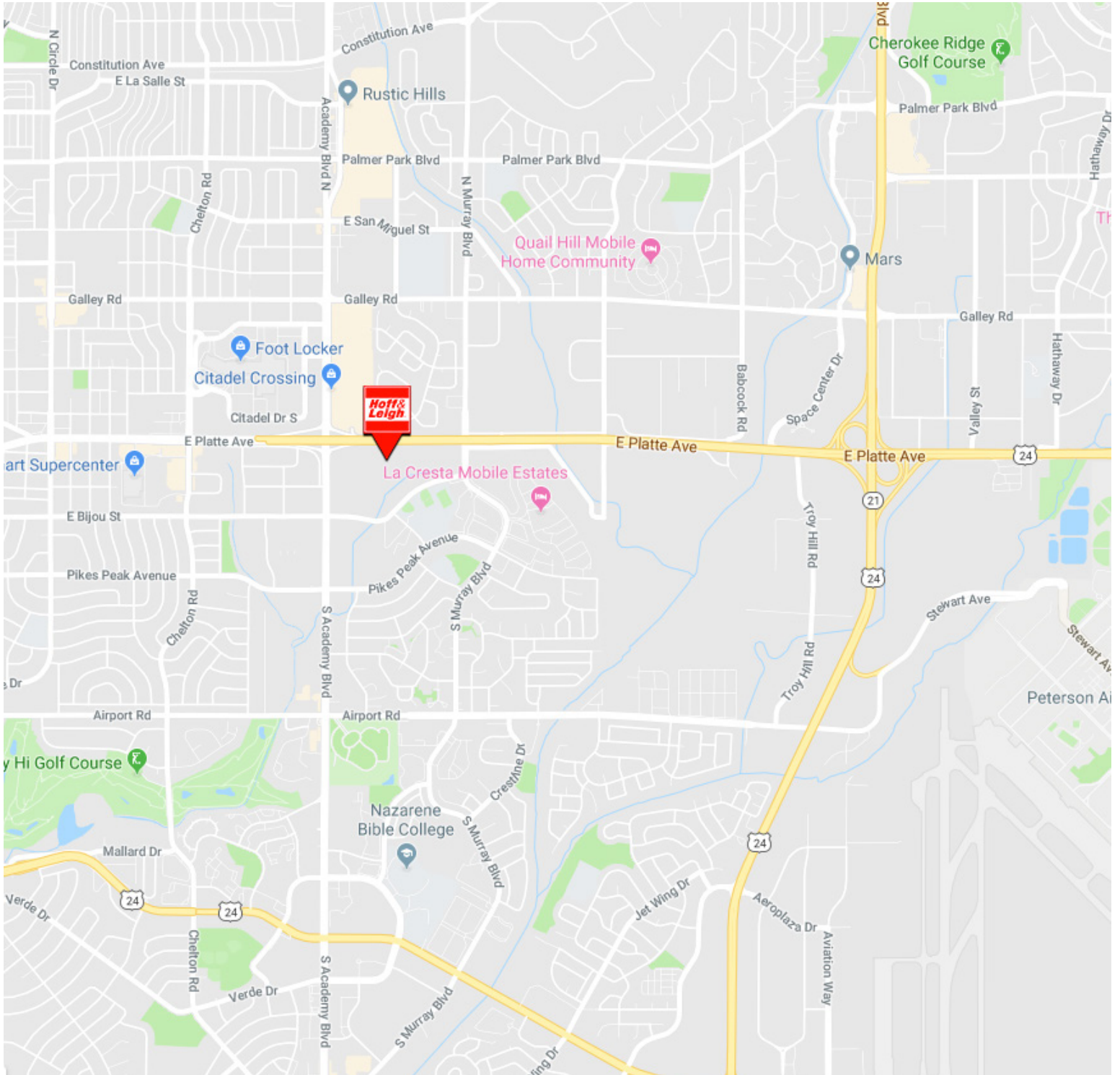
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