

FOR LEASE

NAI Highland

INDUSTRIAL OUTDOOR STORAGE (IOS)



LOT 4245
4.89 AC

LOT 4265
4.85 AC

E Las Vegas St

E Las Vegas St
Hwy 85/87

CanAm Hwy

S Academy Blvd

Cody Dr



Mark Useman

Senior Broker

o: 719 231 7400

e: useman@highlandcommercial.com

Randy Churchill Dowis

Principal

o: 719 650 1332

e: dowis@highlandcommercial.com

4245 & 4265 S. Highway 85/87

Colorado Springs, CO

FOR LEASE INDUSTRIAL OUTDOOR STORAGE (IOS)

Property Summary

- Size: $\pm 5 - \pm 10$ Acres
- Fully Fenced Lot
- Crushed Aggregate
- M Zoning | El Paso County

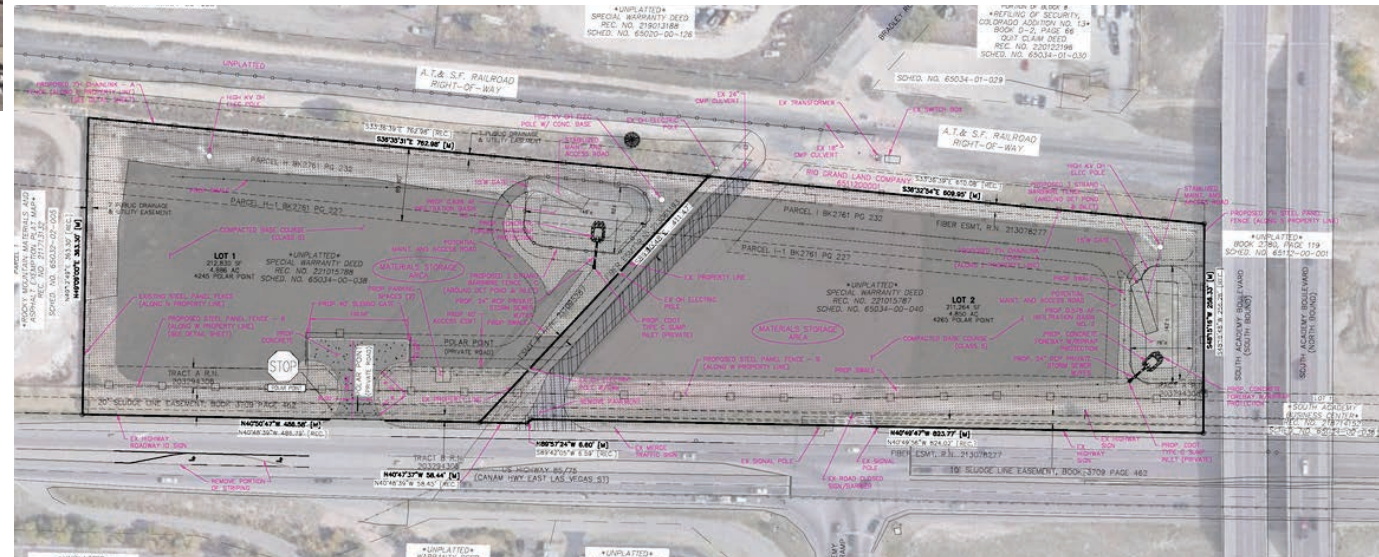
Lease Terms & Rate:

- \$32,000.00 Per Month For ± 10 Acres
- Flexible Lease Terms
- Owner Will Consider Minimum Lot Size of ± 5 Acres



Property Benefits

- Strategic Location at the South Academy and Highway 85/87 Interchange
- Excellent Access to I-25 & Powers Blvd
- Rare Industrial Land Lease Opportunity
- Over 1,300 Feet of Frontage Along Highway 85/87



📍 2 N Cascade Ave, Suite 300, Colorado Springs, CO 80903

📞 +1 719 577 0044

🌐 highlandcommercial.com



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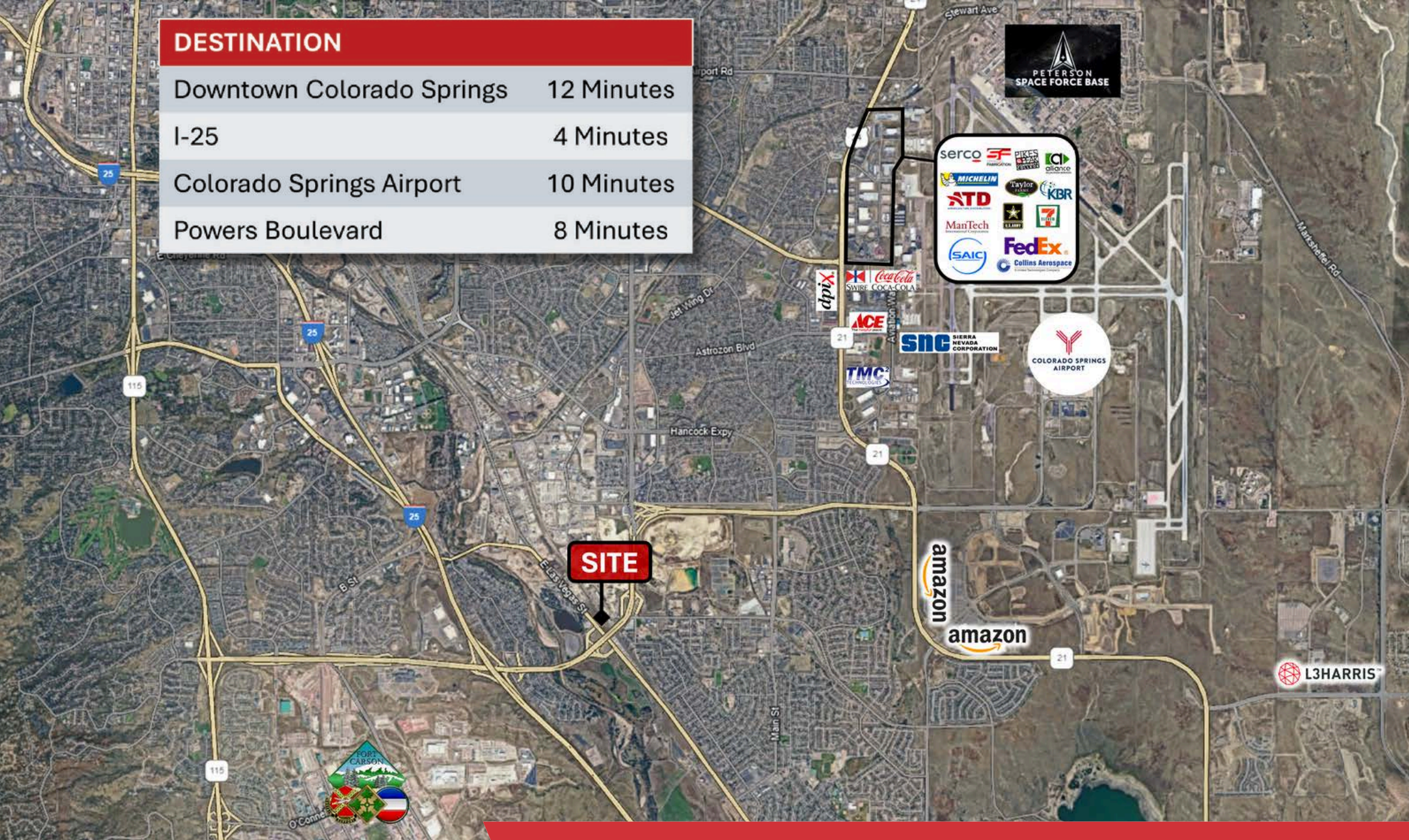
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DESTINATION

Downtown Colorado Springs	12 Minutes
I-25	4 Minutes
Colorado Springs Airport	10 Minutes
Powers Boulevard	8 Minutes



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