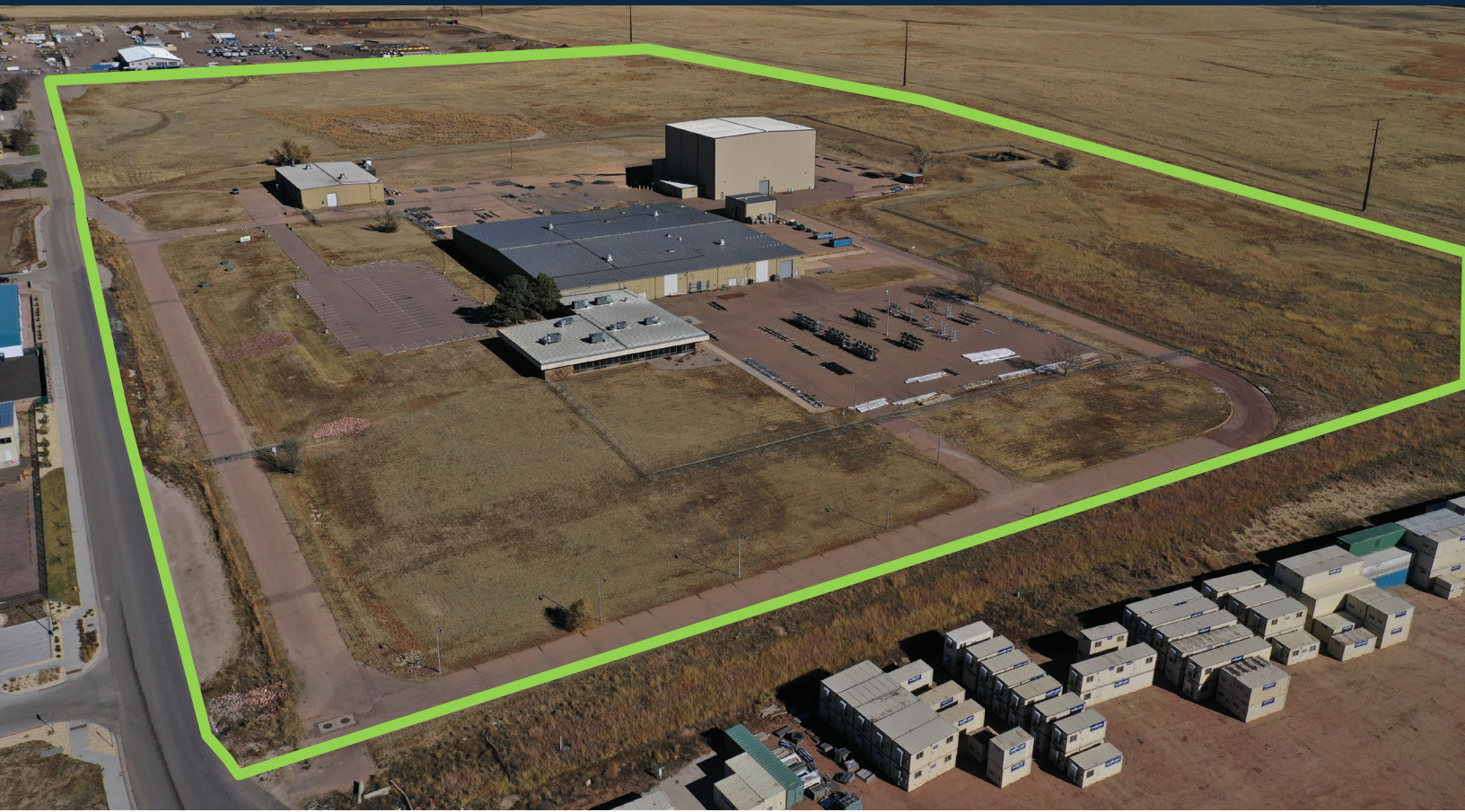


For Lease: Colorado's Preeminent Manufacturing Campus

111,817 SF on up to \pm 60 Acres

3285 CAPITAL DRIVE | COLORADO SPRINGS, CO 80939



PROPERTY FACTS

Available:	\pm 111,817 RSF
Site Size:	\pm 60 AC
Zoning:	LI (Light Industrial)
Year Built:	1977/2014
Features:	Heavy Power, Fenced Yard, Outside Storage
Parking:	\pm 100 cars
Clear Height:	25' – 50'
Loading:	2 Dock-High 4 Grade Level
Power:	TBD
OH Cranes & Capacity:	4:3-ton 2:1.5-ton
2024 OPEX:	TBD

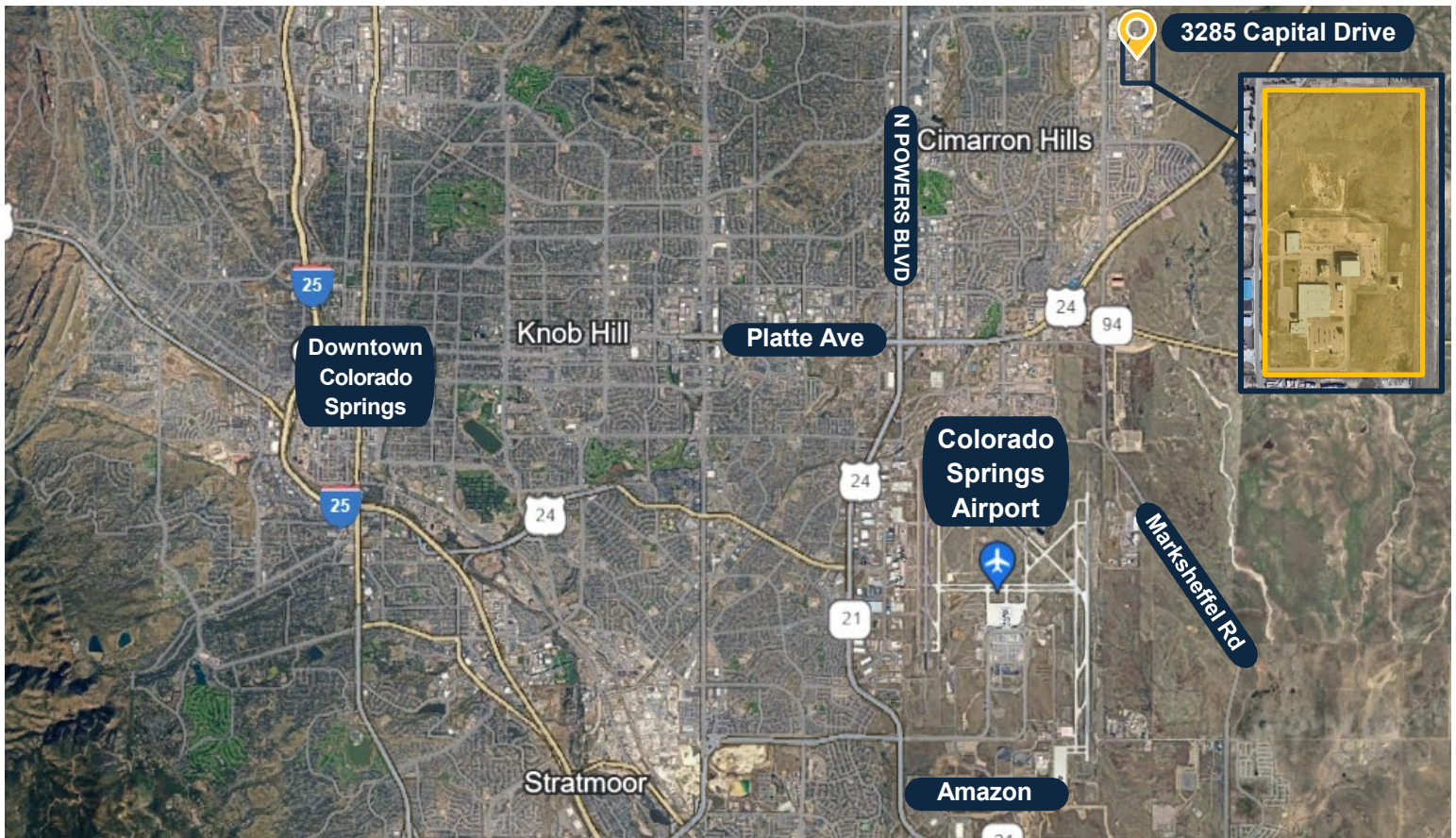
PROPERTY HIGHLIGHTS

- State of the art manufacturing campus for lease for the first time ever
- Site is comprised of 4 highly functional manufacturing buildings, totaling approximately +/- 111,817 RSF on up to \pm 60 AC's
- Expansive outdoor storage throughout the site with the unique ability to accommodate Tenant's additional SF requirements of up to +/-400KSF
- Three of the buildings boast multiple overhead (OH) with varying capacities ranging from 1.5-3 tons. Ideal for heavy manufacturing
- Ideal uses: Manufacturing, distribution, logistics, oilfield services, production of highly specialized components (DOD) & heavy equipment leasing/sales

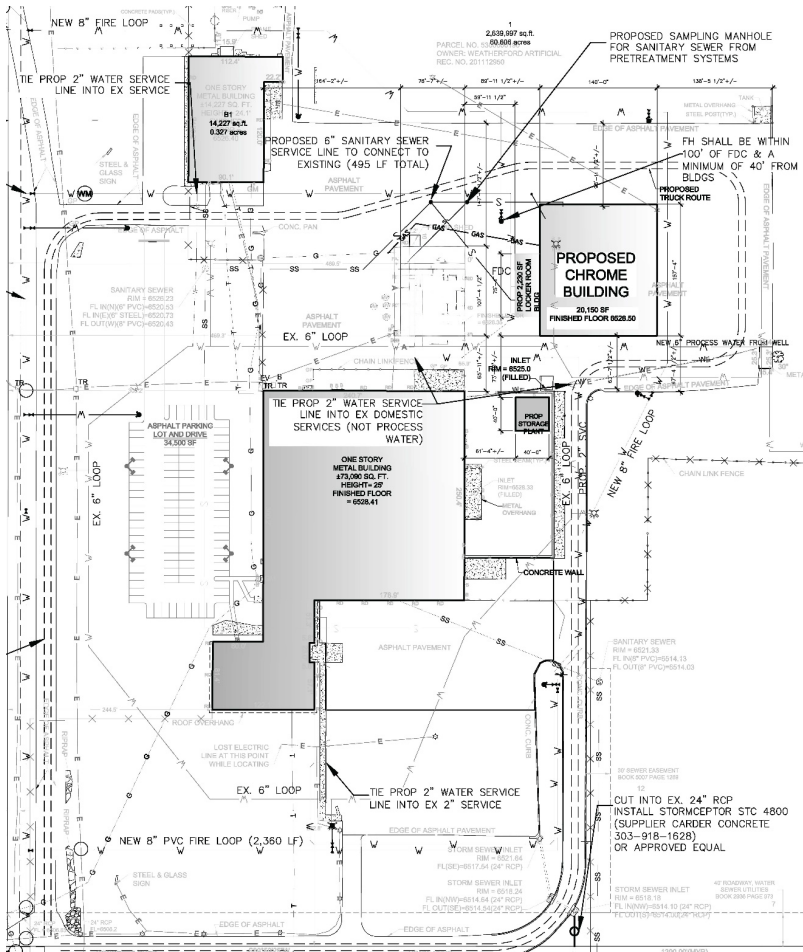
EXTERIOR & INTERIOR PHOTOS



AERIAL



FLOORPLAN



DRIVE TIMES

- 6 minutes** POWERS BOULEVARD
- 19 minutes** DOWNTOWN COLORADO SPRINGS
- 19 minutes** I-25 N
- 18 minutes** COLORADO SPRINGS AIRPORT (COS)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	3,011	61,072	161,754
2023-2028 Projected Growth	0.6%	0.6%	0.6%
2023 Households	1,057	22,015	60,899
2023 Avg. Household Income	\$105,061	\$97,248	\$91,961

FOR MORE INFORMATION

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MILLENNIUM
 COMMERCIAL REAL ESTATE

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