



#3304
**±2,400 -
7,000 SF**
Approx.
Gross monthly rent
**\$3,258 -
\$9,500/mo**

Adobe Court BUSINESS PARK

3302-3368 ADOBE COURT COLORADO SPRINGS, CO 80907



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

A & B BLOCK

**FOR LEASE | WELL-LOCATED
SMALL BAY INDUSTRIAL UNITS**

FOR LEASE | INDUSTRIAL JUST MINUTES FROM I-25

Adobe Court Business Park offers rare small bay industrial space in the heart of Colorado Springs. With 16'-18' clear heights, drive-in loading doors, and flexible suite configurations, this property is ideal for light industrial or flex users.

On-building signage is available for enhanced visibility, and the L1 zoning supports a wide range of industrial uses. Centrally located with immediate access to I-25 and major arterial roads, Adobe Court provides excellent connectivity across the city.

 **\$12.50/RSF NNN**
LEASE RATE **A & B BLOCK**

 **\$3.79/SF** (2025 EST)
EXPENSES **A & B BLOCK**

 **16'-18'**
CLEAR HEIGHT

 **(1) 10' x 12' OHD**

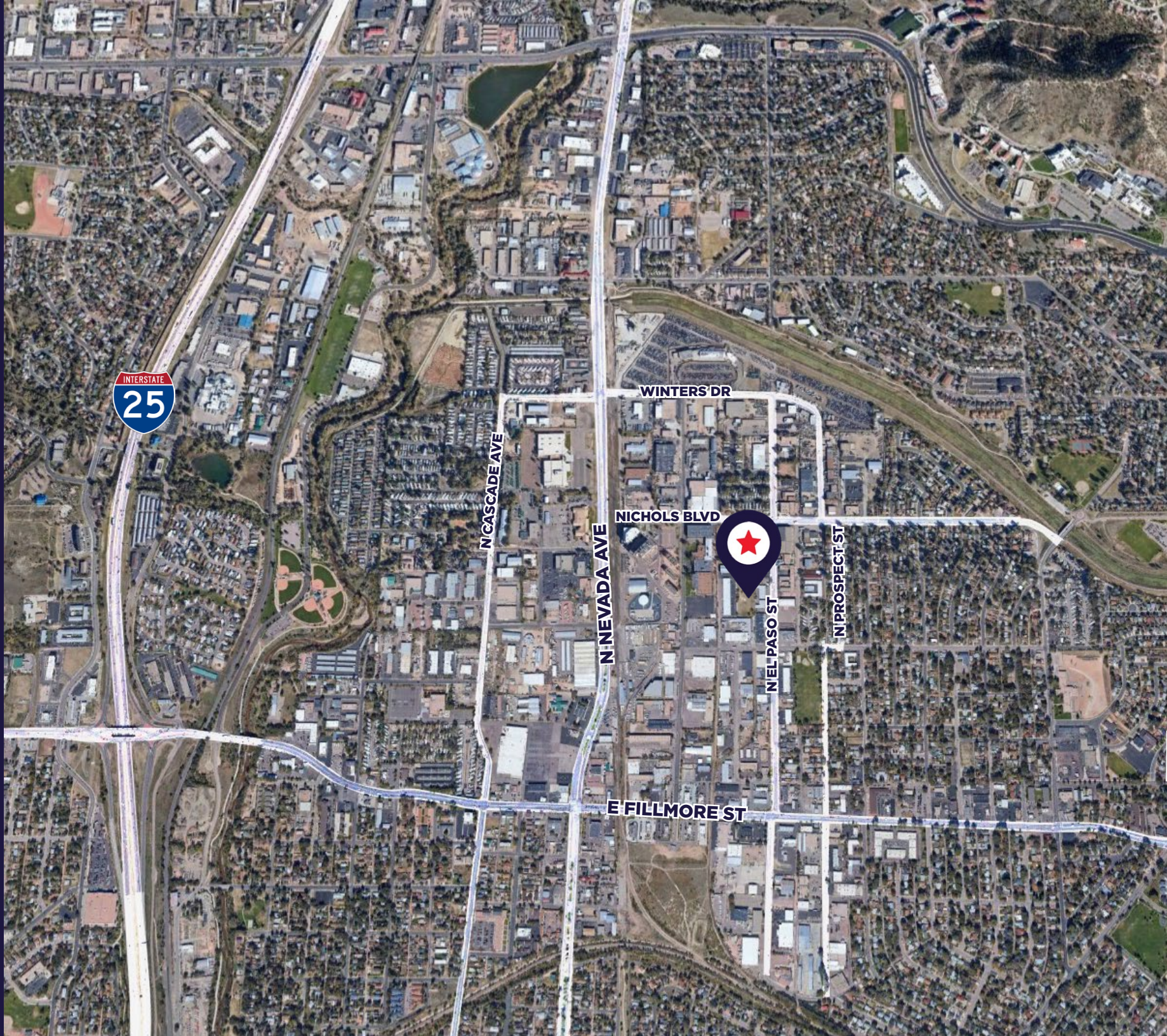
 **L1**
ZONING

 **1:1,000 RSF**
PARKING

 **ON BUILDING SIGNAGE**
AVAILABLE



VICINITY MAP



WINTERS DR

NICHOLS BLVD

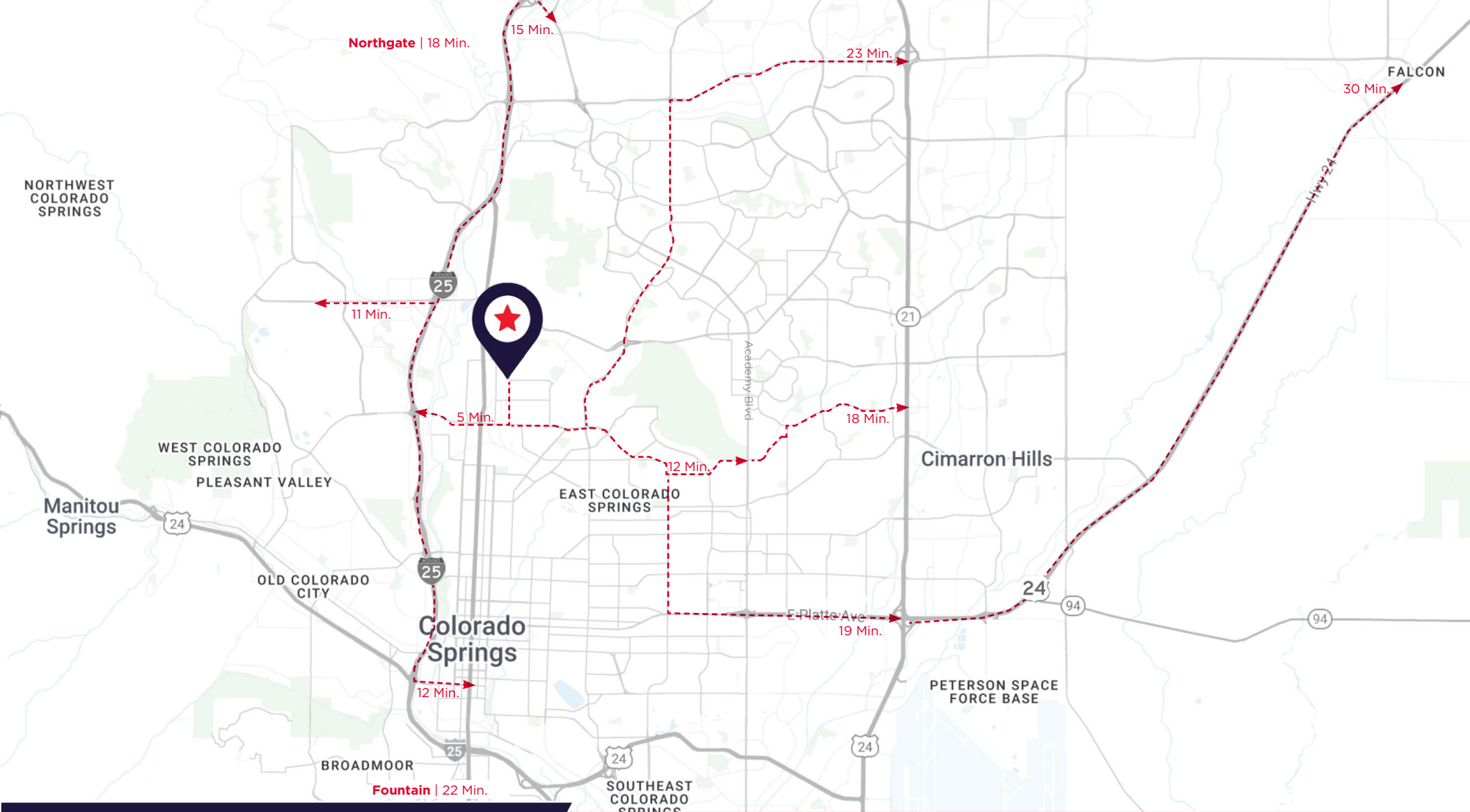
N GASCADDE AVE

N NEVADA AVE

N EL PASO ST

N PROSPECT ST

E FILLMORE ST



FOR MORE INFORMATION, CONTACT:



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