

NAI Highland

OFFICE WAREHOUSE FOR LEASE



Mark Useman
Senior Broker

18985 Base Camp Rd, Unit B-6
Northeast Industrial | Monument, CO 80132

BASE CAMP OFFICE WAREHOUSE

NEIGHBORING TENANTS

TASTE OF LIFE, SCHNEIDER COMMERCIAL GROUP, CAMP BOW WOW, FUN TREKS, INC., PRESCOTT'S SURGICAL MICROSCOPES

COMMENTS

- CONVENIENT ACCESS TO I-25
- COMPETITIVE LEASE RATES
- INDUSTRIAL ZONING



ZONING

I-2 (LIGHT INDUSTRIAL)

LOADING

12' X 10' DRIVE-IN OHD

CEILING HEIGHT

14'

ELECTRICAL

120/208 VOLTS | 3 PHASE |
200 AMPS

HVAC

OFFICE: 2 TON HEAT & AC
WAREHOUSE: SPACE HEATER

YEAR BUILD

2003

TRAFFIC COUNTS



I-25 & HWY 105
61,408 VPD

AVAILABLE SPACE

2,703 SQUARE FEET

LEASE RATE

\$14.00 PSF, NNN

EXPENSES

\$3.87 PSF (est. 2025)

TOTAL PARKING

85 SPACES

ASSIGNED PARKING

8 SPACES

DEMOGRAPHICS



Total
Population



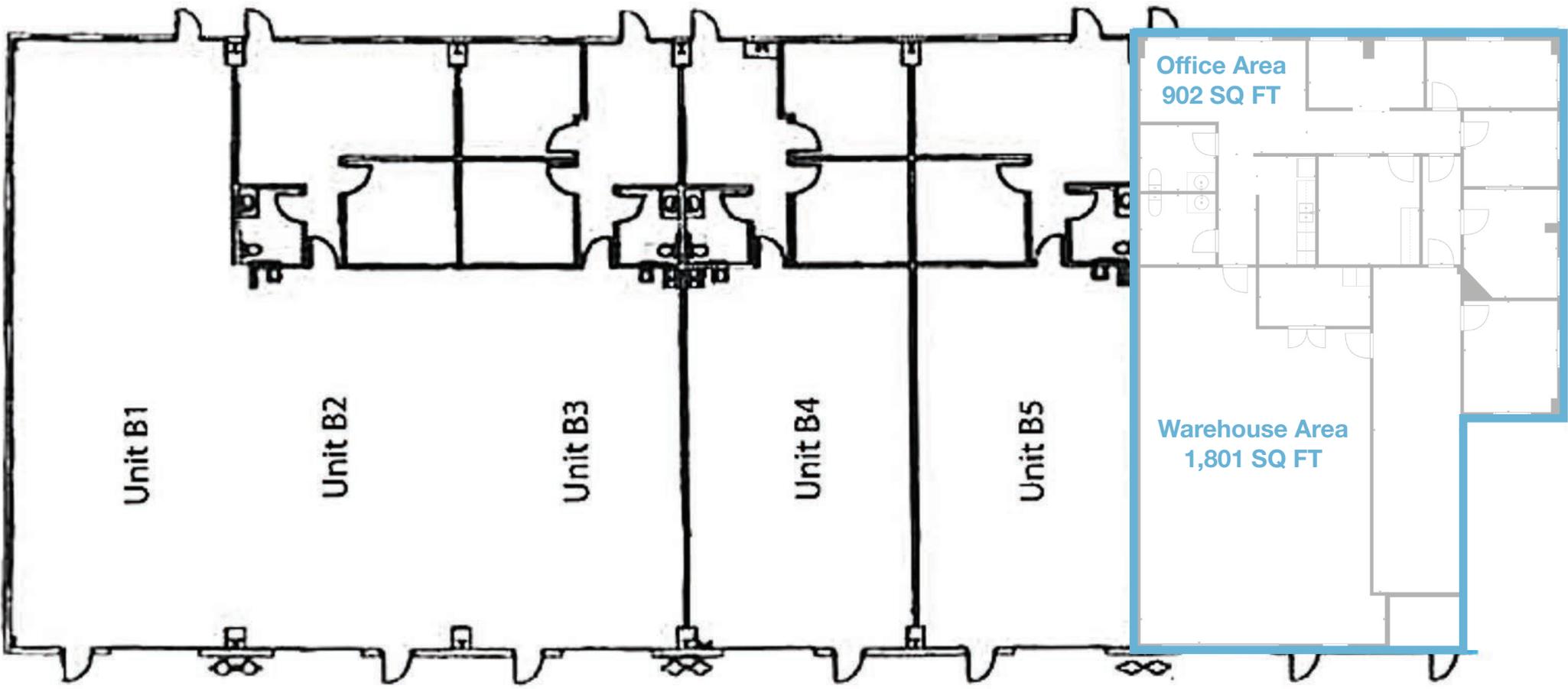
Avg. Hhld
Income

1 Mile	3,170	\$96,778
3 Miles	61,764	\$111,073
5 Miles	183,532	\$113,465

FLOORPLAN

BASE CAMP OFFICE WAREHOUSE

AVAILABLE SPACE





Frontage Rd

Frontage Rd



Base Camp Rd

Palmer Ridge High School



PRESCOTT'S, INC.
Surgical Microscope Specialists

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