



INDUSTRIAL WAREHOUSE + SECURED PAVED YARD FOR LEASE

3450 FILLMORE RIDGE HTS, COLORADO SPRINGS, CO 80907

NEW LEASE RATE
\$11.00 PSF NNN
Est. NNN \$4.00 PSF



17' CLEAR | 3 DRIVE-IN DOORS | DOCK-HIGH LOADING | NEWLY PAVED SECURED YARD | IMMEDIATE I-25 ACCESS

PROPERTY HIGHLIGHTS

NEW LEASE RATE:

\$11.00 PSF NNN (EST. \$4.00 PSF)

AVAILABLE SPACE: 7,734 SF WAREHOUSE

CLEAR HEIGHT: 17'

DOORS: TWO 14' AND ONE 10' DRIVE-IN DOORS
ONE 14' DOCK HIGH DOOR

SECURED/FENCED YARD APPROX. 10,000 SF
BACK TO OPEN SPACE

ZONING: BP (BUSINESS PARK)

YEAR BUILT: 2002

EXCELLENT I-25 ACCESS:

LOCATED IMMEDIATELY OFF I-25 AND FILLMORE
STRONG CONTRACTOR/SERVICE USE FIT

ROB ROLLEY, Broker
(719) 235-7499

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PROPERTY OVERVIEW

Located in desirable Northwest Colorado Springs, 3450 Fillmore Ridge Heights **offers 7,734 SF of functional industrial space with an approximately 10,000 SF newly paved, secured yard.**

The property features **17' clear height, three drive-in doors, and a dock-high door**, providing excellent functionality for contractors, service companies, fleet operations, and distribution users.

With **immediate access to I-25 via Fillmore**, this property offers a rare combination of warehouse space, secure outdoor storage, and convenient access in a **strong northwest Colorado Springs location.**

SECURED YARD

INDUSTRIAL WAREHOUSE FOR LEASE

**3450 Fillmore Ridge Hts
Colorado Springs, CO 80907**

SECURED PAVED YARD FOR STORAGE, FLEET PARKING, AND OUTDOOR OPERATIONAL USE.



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Commercial Broker
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WAREHOUSE & LOADING

INDUSTRIAL WAREHOUSE FOR LEASE

**3450 Fillmore Ridge Hts
Colorado Springs, CO 80907**



17' CLEAR HEIGHT | 3 DRIVE-IN DOORS | 1 DOCK-HIGH DOOR



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OFFICES | SUPPORT SPACE

INDUSTRIAL WAREHOUSE FOR LEASE

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AERIAL MAP

INDUSTRIAL WAREHOUSE FOR LEASE
3450 Fillmore Ridge Hts
Colorado Springs, CO 80907

LOCATED AT END OF BUSINESS CUL-DE-SAC
BACKS TO OPEN SPACE



CENTRAL NORTHWEST LOCATION

INDUSTRIAL BUILDING FOR LEASE
3450 Fillmore Ridge Heights
Colorado Springs, CO 80907

