

INDUSTRIAL SPACE FOR LEASE

1340 N Newport Rd.
Colorado Springs, CO 80916



AT AIRPORT POWERS BUSINESS CENTRE



LEASE RATE

\$12.95

/SqFt + NNN (Year 1)



NNN ESTIMATE (2026)

\$4.95/SqFt



AVAILABLE UNITS

Suite 130 (±9,975 SF)



LOADING

Dock-High (x2)
Ramped Drive-In (x1)



ELECTRICAL

277 / 480 Volts



CLEAR HEIGHT

20 Ft



SPRINKLERS

Yes



Paul Engel | Senior Broker



719.332.9607



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Randy C. Dowis | Principal



719.650.1332



dowis@highlandcommercial.com

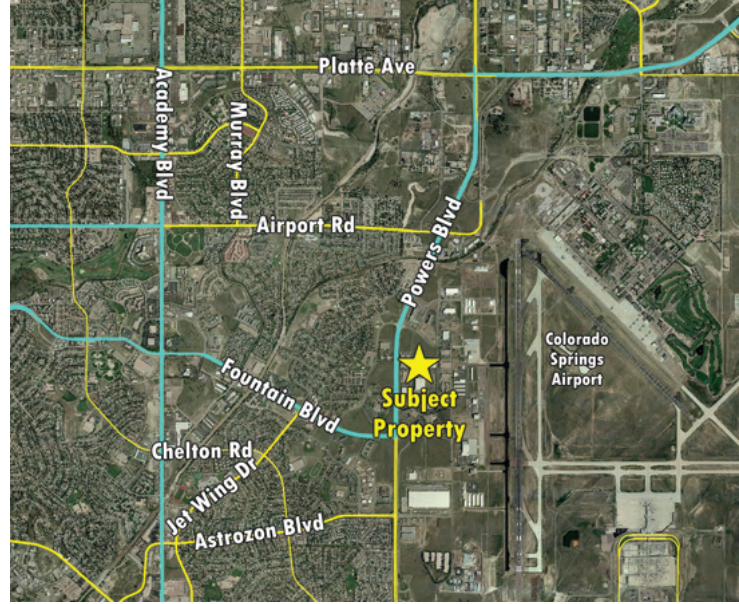
N^{AI}Highland

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

719.577.0044

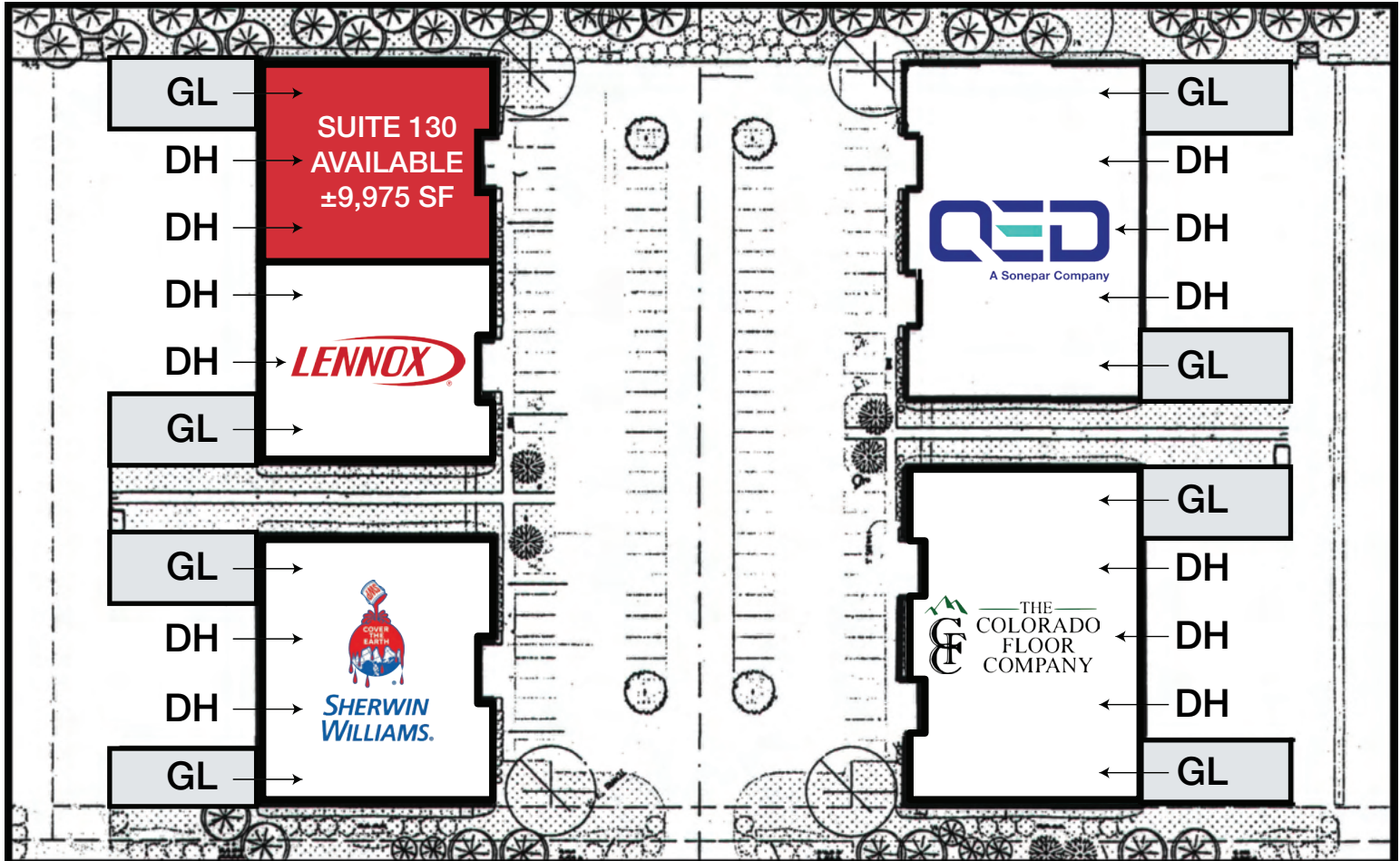
www.highlandcommercial.com

SUITE 130 FLOOR PLAN



SITE PLAN

- Join LENNOX Group, Sherwin Williams, The Colorado Floor Company, and Quality Electrical Distribution (QED) in this excellent four-building project
- Immediate access and visibility to Powers Boulevard



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7/20/2026