

INDUSTRIAL IOS | FOR LEASE

±20,000 SQFT

5730 Observation Court
Colorado Springs, CO 80916



NAIHighland



RATE

\$18.50/SqFt



NNN Estimate

\$3.00/SqFt

PROPERTY OVERVIEW

Functional standalone industrial building situated on 2+ acres with a fully fenced lot, offering excellent secure yard and outdoor storage. The building features two dock-high loading doors and four drive-in doors, providing flexible access for a variety of industrial, warehouse, and distribution uses.

PROPERTY DETAILS

Lot Size

± 2.14 AC

Building Size

± 20,000 SqFt

Loading

Dock High Doors (x2)

- 8' x 10' /ea

Ground Level Doors (x4)

- 12' x 14' /ea

Clear Height

22 Ft

Electrical

600A | 120/280V | 3Phase | 4W

Year Built

2017

Zoning

BP AO



Randy C. Dowis | Principal



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Megan Mechikoff | Broker



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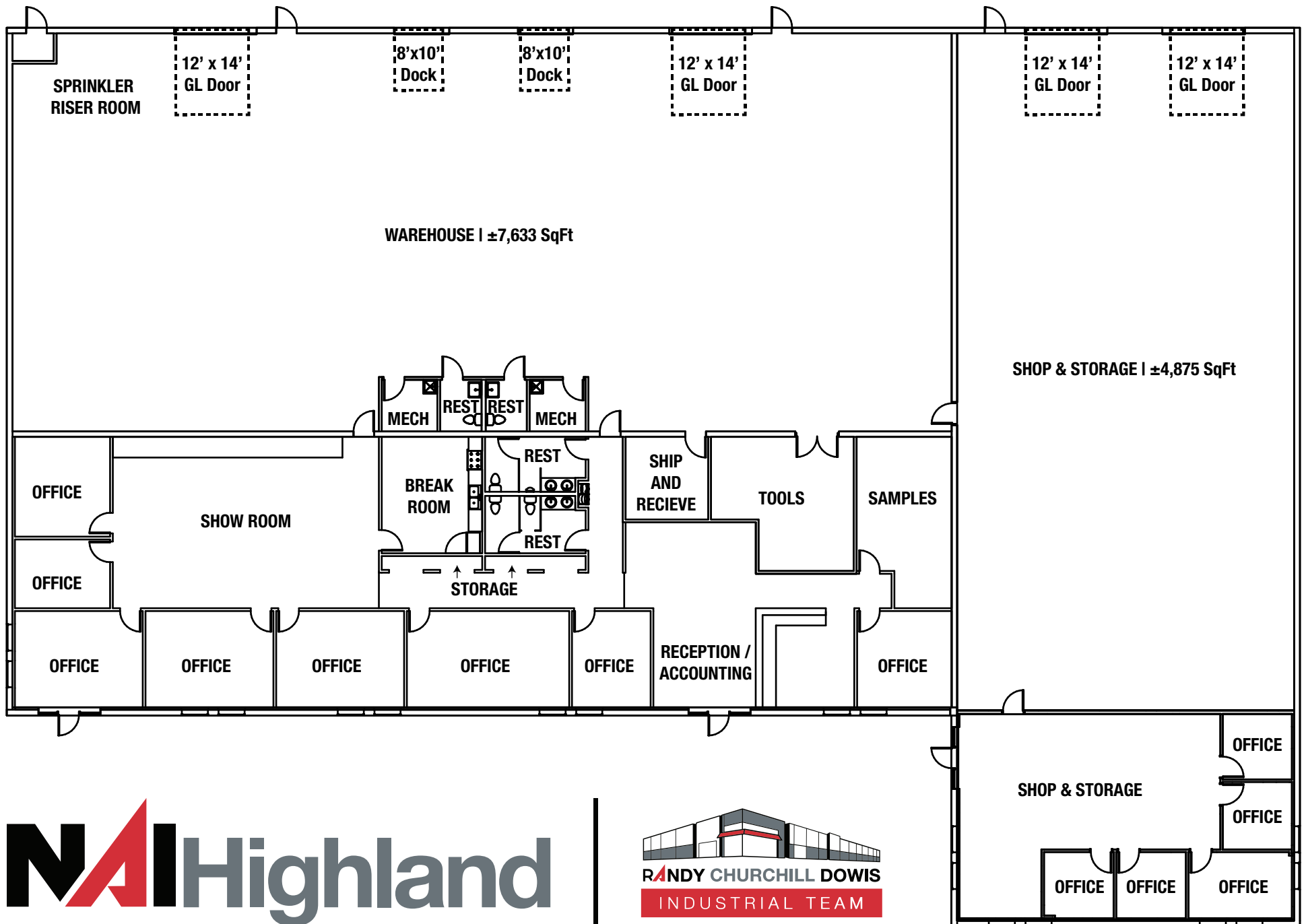
2 N Cascade Ave. Suite 300, Colorado Springs, CO 80903



719.577.0044

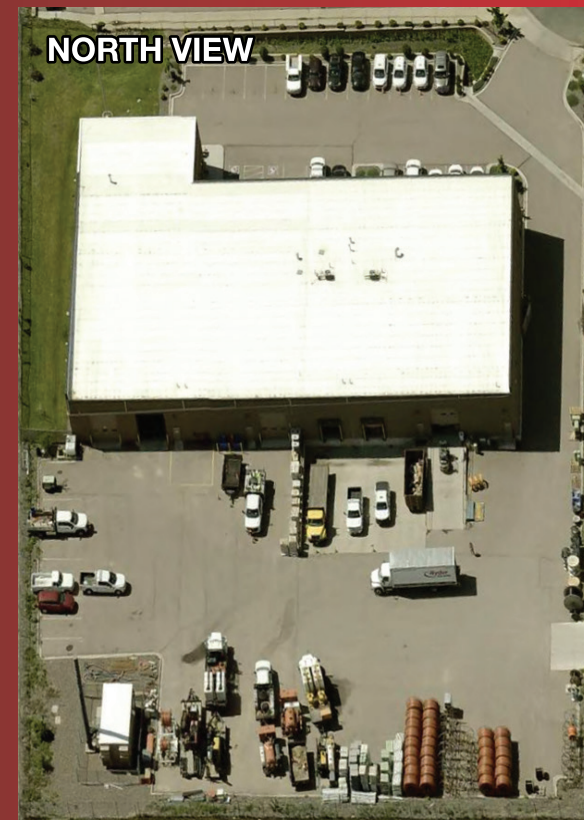


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DRIVE TIMES

I-25	10 min
Downtown COS	16 min
COS Airport	7 min
Downtown Denver	1hr 22min
DEN Airport	1hr 22min

