



# 10,000 SF INDUSTRIAL WAREHOUSE | OFFICE SPACE FOR LEASE

180 TALAMINE COURT, COLORADO SPRINGS, CO 80907



400 AMP 3-Phase • Dock & Grade Level Loading • Concrete Yard • I-25 Access

## DETAILS

**LEASE RATE:** \$13.00 PSF NNN (EST. \$2.50 PSF)

**AVAILABLE SPACE:** 10,808 SF WAREHOUSE

**LARGE CONCRETE LOADING YARD**

**CLEAR HEIGHT:** 11'-12'3"

**LOADING:** 1 - 12' X 10' DRIVE-IN DOOR

2 - 8' DOCK-HIGH DOORS

**POWER:** 400 AMP 3-PHASE POWER

**SECURITY:** FULL SYSTEM WITH CAMERAS

**FLOOR DRAINS**

**ZONING:** M1 SS

### EXCELLENT I-25 ACCESS:

LOCATED IMMEDIATELY OFF I-25 AND NEVADA

IDEAL FOR CONTRACTOR & SERVICE USES

## PROPERTY OVERVIEW

**180 Talamine Court** offers a clean, functional **10,808 SF industrial warehouse with executive office space**, ideal for contractors, service companies, light manufacturing, distribution, and warehouse operations. The property features dock-high and grade-level loading, **400-amp 3-phase power**, floor drains, security cameras, and a large concrete loading and parking area.

**Conveniently located just seconds from I-25 near Nevada Avenue**, the property provides excellent access throughout Colorado Springs, downtown, and major commercial corridors.

**ROB ROLLEY, Broker**

**(719) 235-7499**

cowboycommercial@gmail.com

# WAREHOUSE | LOADING

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180 Talamine Court  
Colorado Springs, CO 80907



10,808 SF • Dock-High & Grade-Level Loading • 400 AMP 3-Phase Power



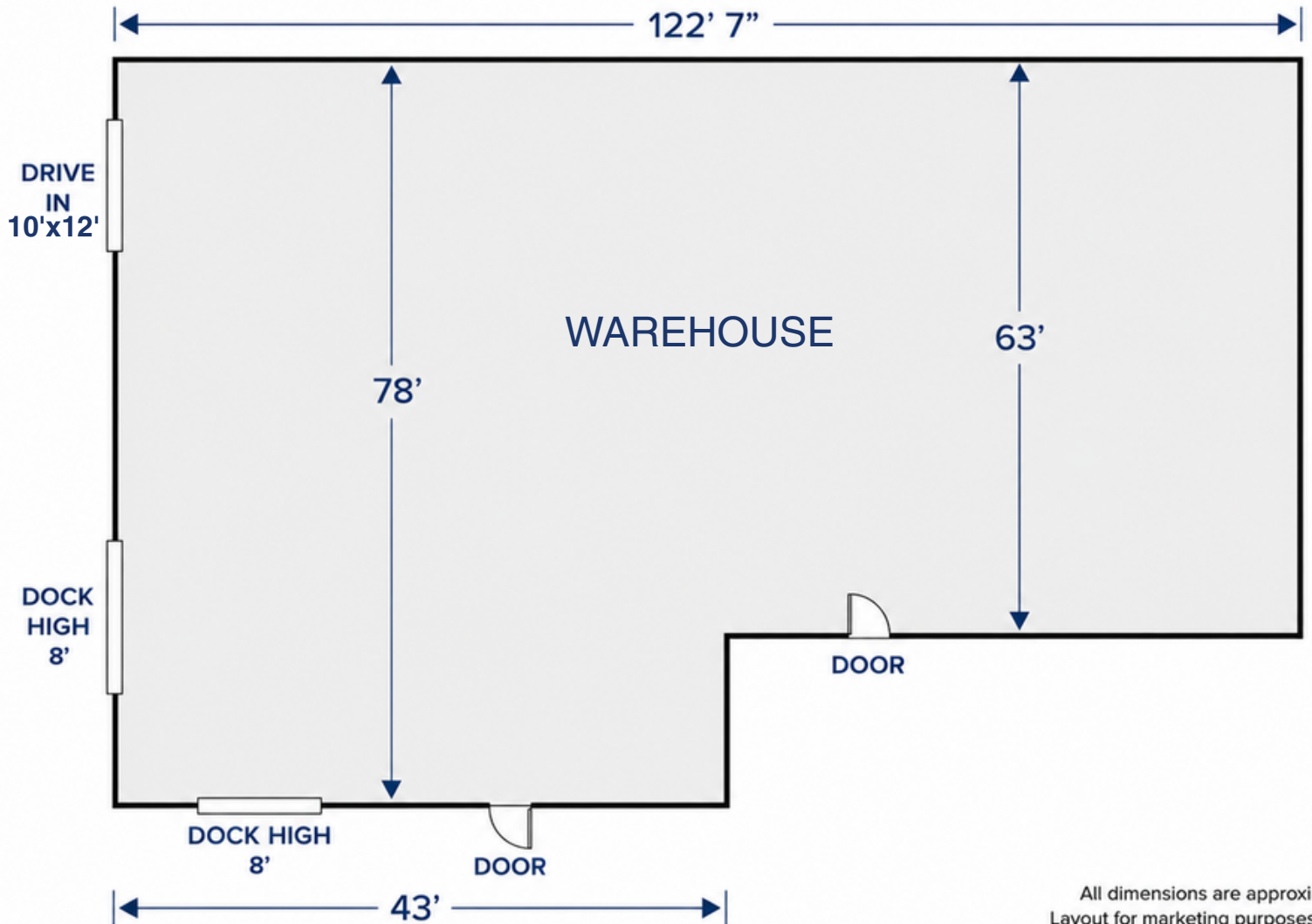
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# WAREHOUSE FLOOR PLAN

INDUSTRIAL WAREHOUSE FOR LEASE  
180 Talamine Court  
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## WAREHOUSE FLOOR PLAN

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# YARD | OFFICE & SUPPORT SPACE

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# AERIAL MAP

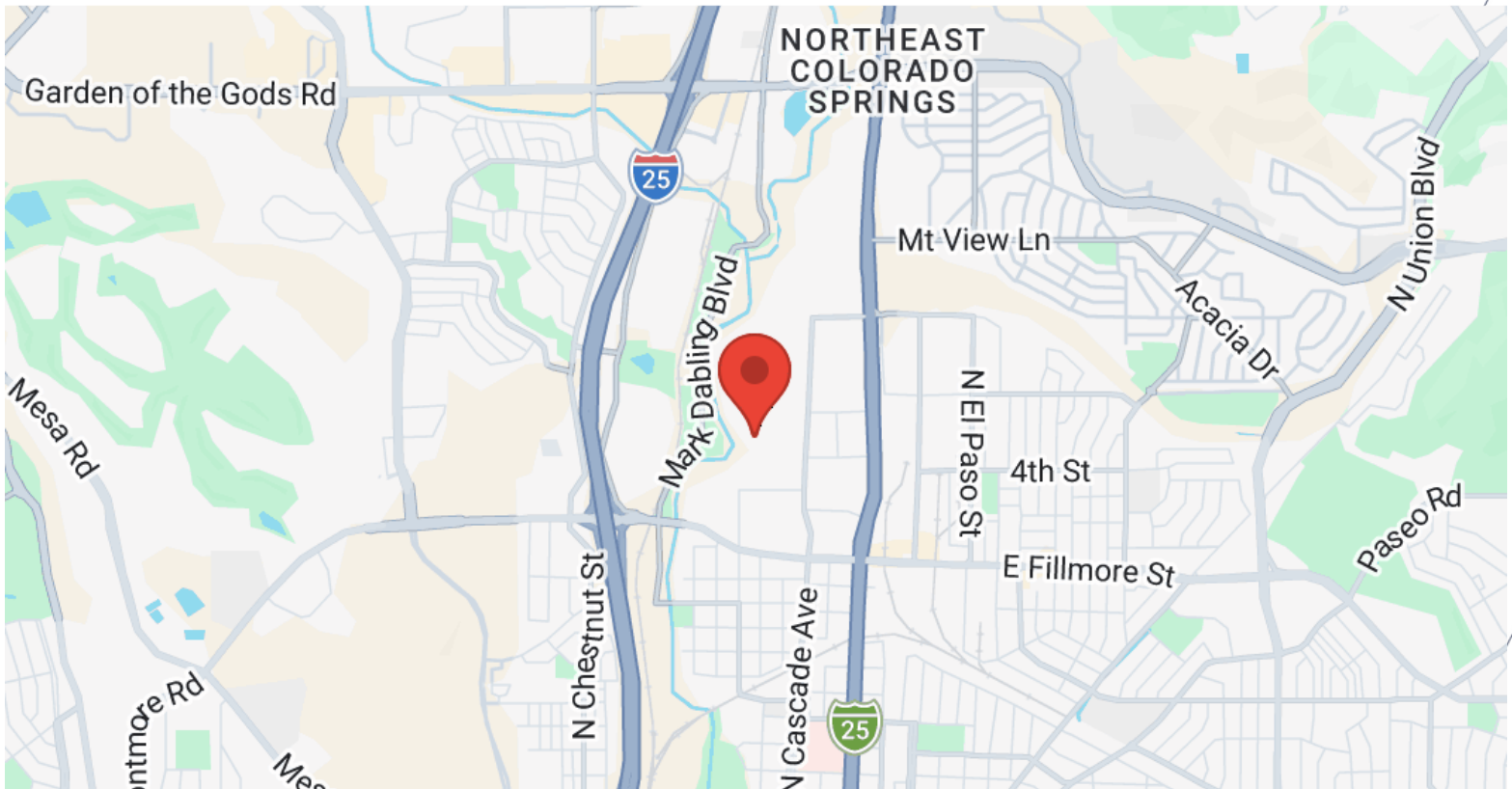
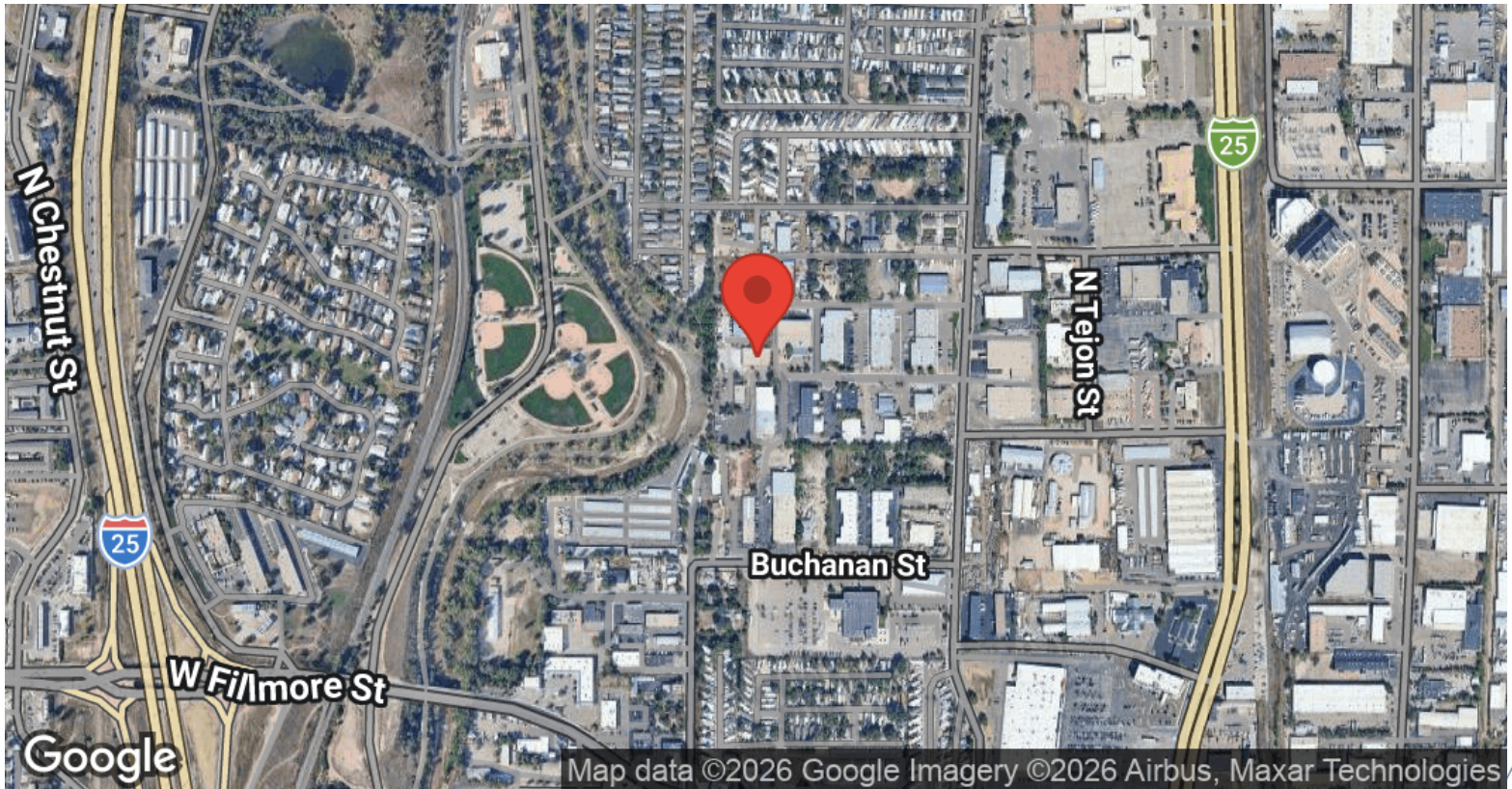
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# LOCATION MAPS

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