



3505 N STONE AVE

COLORADO SPRINGS, CO 80907

3505Stone.com

59,452 SF INDUSTRIAL/MANUFACTURING AVAILABLE NOW

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Property Website



**21' CLEAR— WITH FIRE
SUPPRESSION**

FROM \$9.95 NNN YEAR 1

4 DOCKS / 1 DRIVE IN

Property Details – Infill Industrial For Lease

This centrally located, highly functional industrial facility has up to 59,452 SF of office, lab, manufacturing and warehousing space available for lease. Heavy 480v power, large parking and truck courtyard space offers outside storage potential. Over 11,000 SF of office/lab space on two floors.

Easy all points access via Mountview or Fillmore to Nevada with close proximity to I-25 interchanges at Fillmore Street and North Nevada/Rockrimmon/Corporate Dr.



Available Space	± 49,000– 59,452 SF
Site Size	6.64 Acres
Clear Height	21' with Fire Suppression
Loading	(1) 8'x8' Drive-in, (4) Dock-high doors
Power	3,000 Amps , 277/480 Volt
Parking/Yard	155 Spaces
Zoning	LI (Light Industrial)
Construction	Post and beam with architectural brick
Lease Rate	From \$9.95 NNN Year 1
NNNs (2026)	\$3.57/SF

FLOOR PLAN

