



INDUSTRIAL BUILDING +
SECURED PAVED YARD
FOR LEASE

4250 HANCOCK EXPRESSWAY, COLORADO SPRINGS, CO 80911

FOR LEASE



9,300 SF
AVAILABLE

DETAILS

- **Lease Rate: \$11.00 SF + NNN est. \$2.59 SF**
- Immediate Occupancy
- 9,300 SF Industrial Facility
- 7,500 SF Main Level
- 1,800 SF Basement
- Three 12' x 10' Drive-In Doors
- One Dock-High Loading Door
- 14' Clear Height
- Office space
- 4 Restrooms
- Comcast Fiber Available
- Ample Parking
- Newly Fenced Property
- New Asphalt Parking (once complete)

PROPERTY HIGHLIGHTS

4250 Hancock Expressway offers a versatile **9,300 SF industrial facility** designed to support a wide range of industrial and service-related businesses. The property combines **functional warehouse space with substantial finished office areas on two levels, including private offices, a kitchenette, and four restrooms.**

Three drive-in doors, one dock-high loading door, ample parking, and excellent access to **Hancock Expressway, Academy Blvd. and I-25** make this an ideal opportunity for contractors, distributors, service companies, and light manufacturing users.

ROB ROLLEY, BROKER
(719) 235-7499

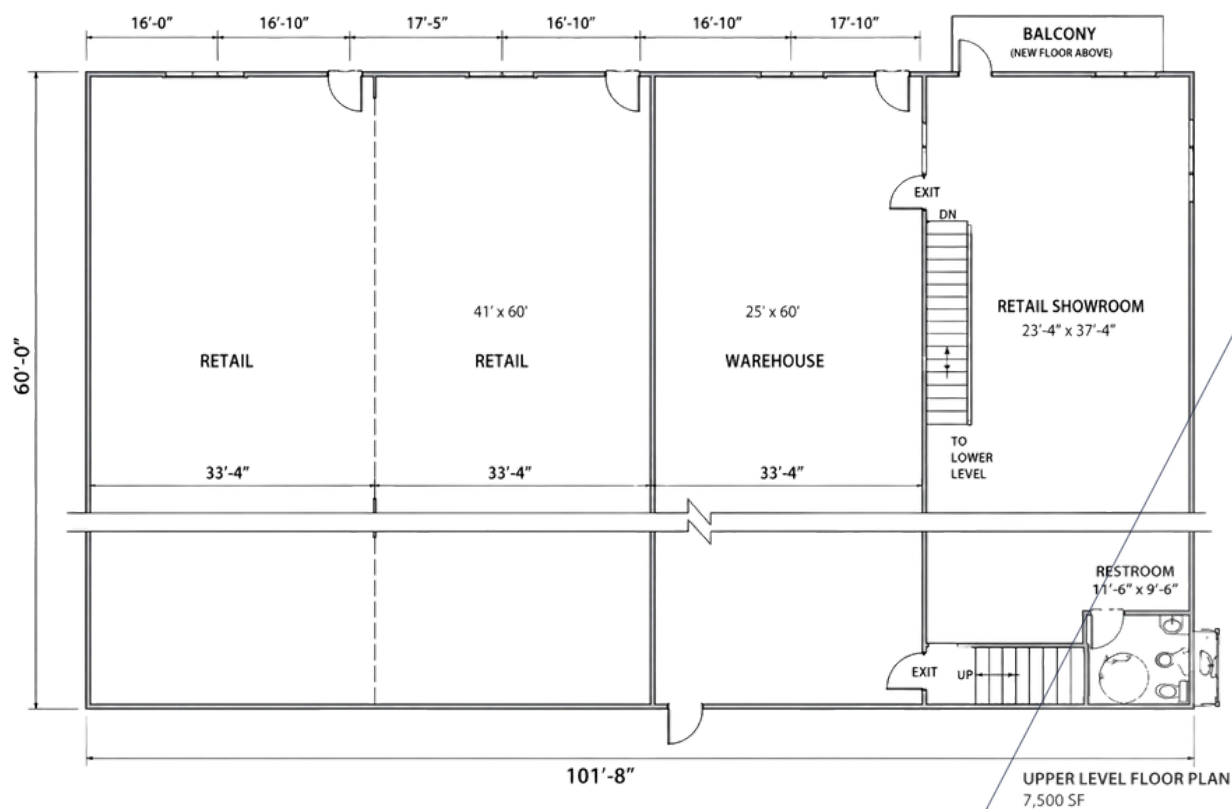
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EXTERIOR & FLOORPLAN

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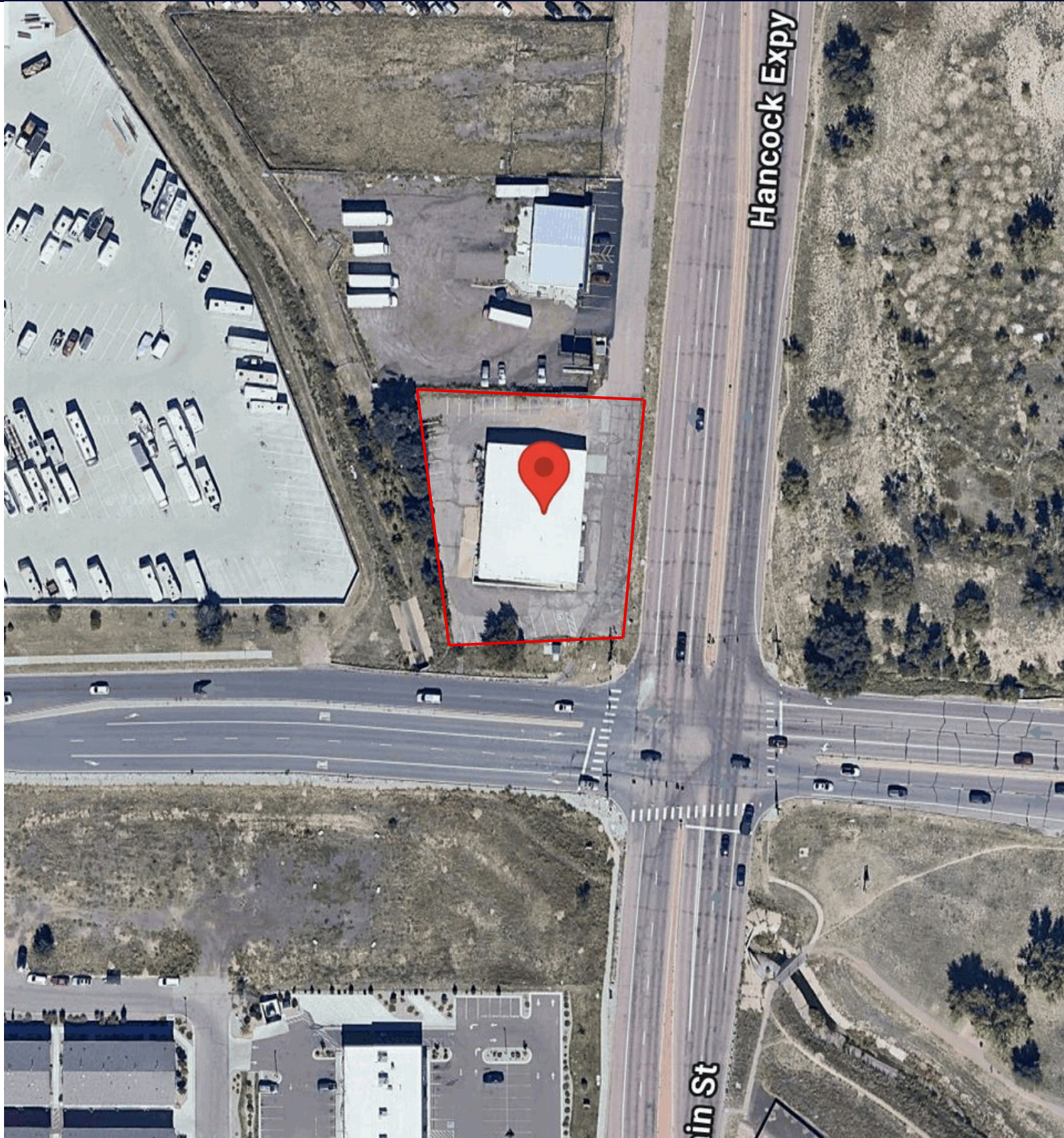


UPPER LEVEL FLOOR PLAN 7,500 SF



AERIAL MAP

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LOCATION MAPS

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