

INDUSTRIAL SPACE FOR LEASE



3450 N Nevada Ave.
Colorado Springs, CO 80907

NAI Highland

2 N Cascade Ave. Suite 300, Colorado Springs, CO 80903 | 719.577.0044 | www.highlandcommercial.com



UNDER NEW OWNERSHIP. EXTENSIVE CAPITAL IMPROVEMENTS UNDERWAY



**± 1 AC Fenced
Outdoor Storage!**



Randy C. Dowis | Principal

719.650.1332
dowis@highlandcommercial.com



Megan Mechikoff | Broker

812.525.6151
mmechikoff@highlandcommercial.com

SCAN TO VIEW
LISTING ONLINE



PROPERTY HIGHLIGHTS

TOTAL BUILDING SF	±54,038 SF
AVAILABLE SF FOR LEASE	±39,000 SF
GROUND LEVEL DOORS	x3
DOCK HIGH DOORS	x2
ZONING	LI Light Industrial
LOT SIZE	2.88 Acres
ELECTRICAL	1200 AMPS 480 V 3 Phase
CLEAR HEIGHT	±14-16 FT
YEAR RENOVATED	2011
PARKING	On and Off Site Parking



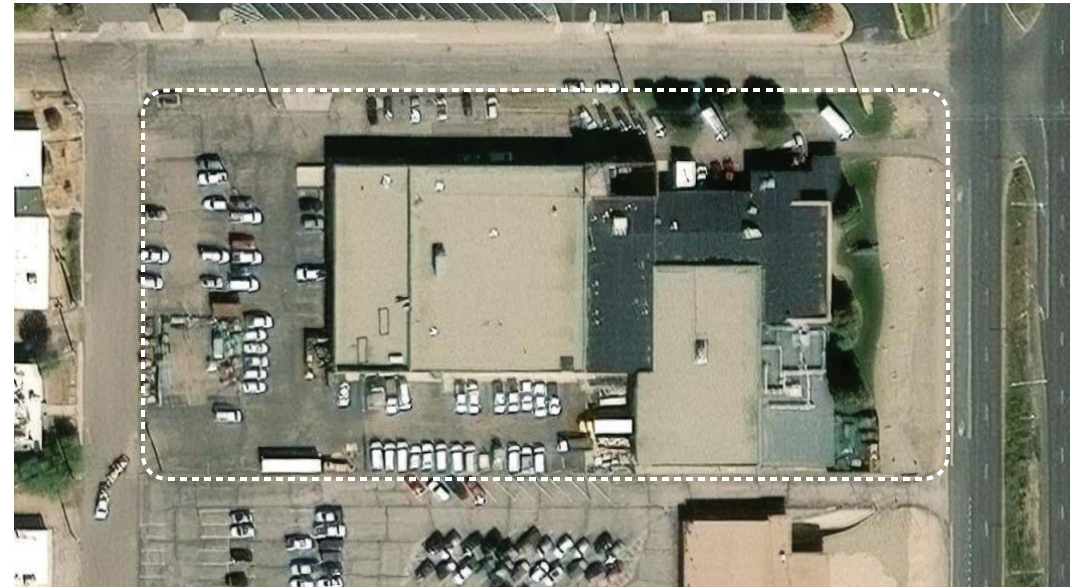
ASKING RATE

\$12/SqFt + NNN

TAX SCHEDULE NO: 6331107001

LEGAL DESCRIPTION:

LOT 1 BLK 1 FARMERS GROUP INC, FORMERLY FARMERS UNDERWRITERS' ASSOCIATION SUB NO 1 COLO SPGS



LISTING BROKERS



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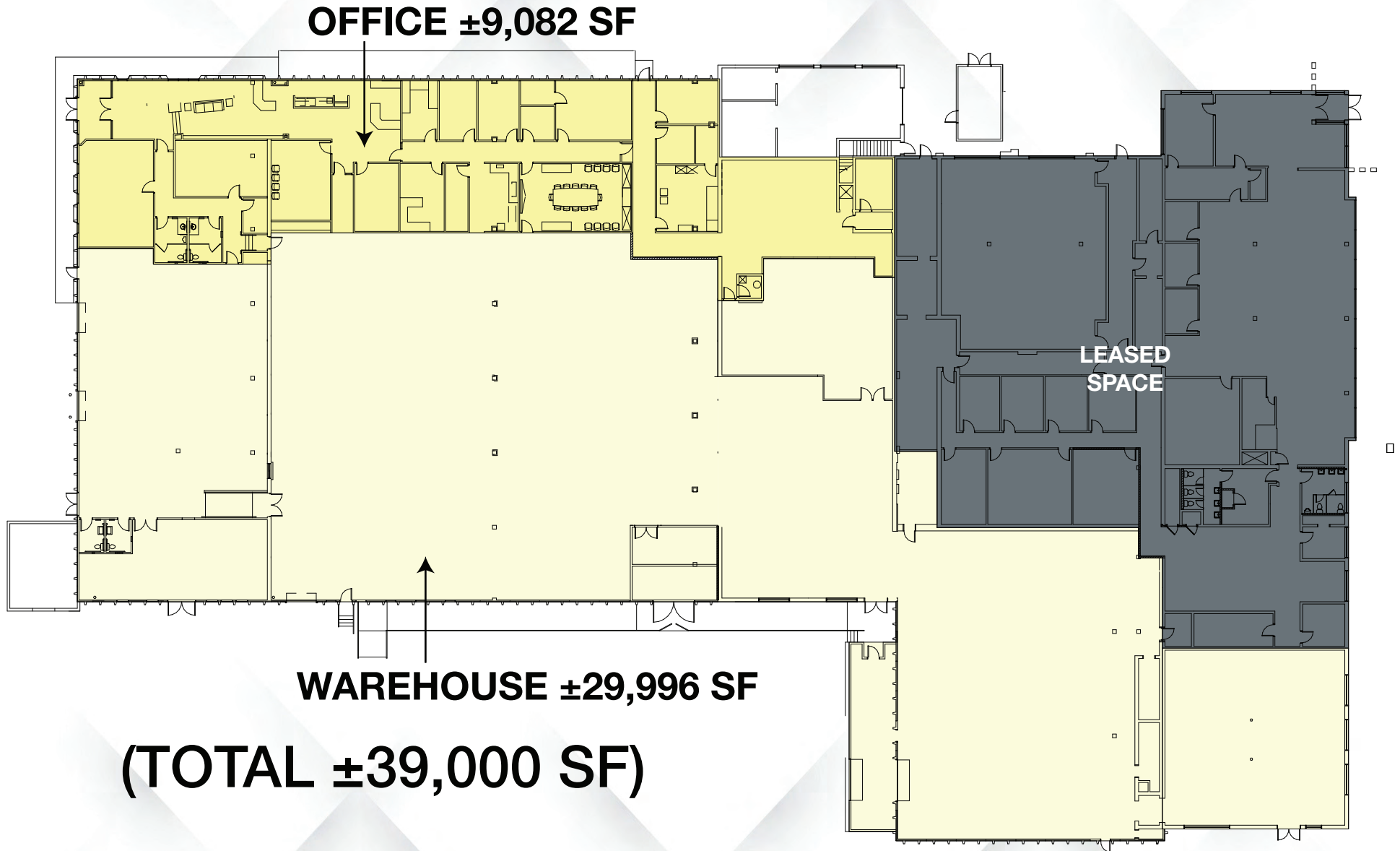
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SCAN TO VIEW LISTING ONLINE

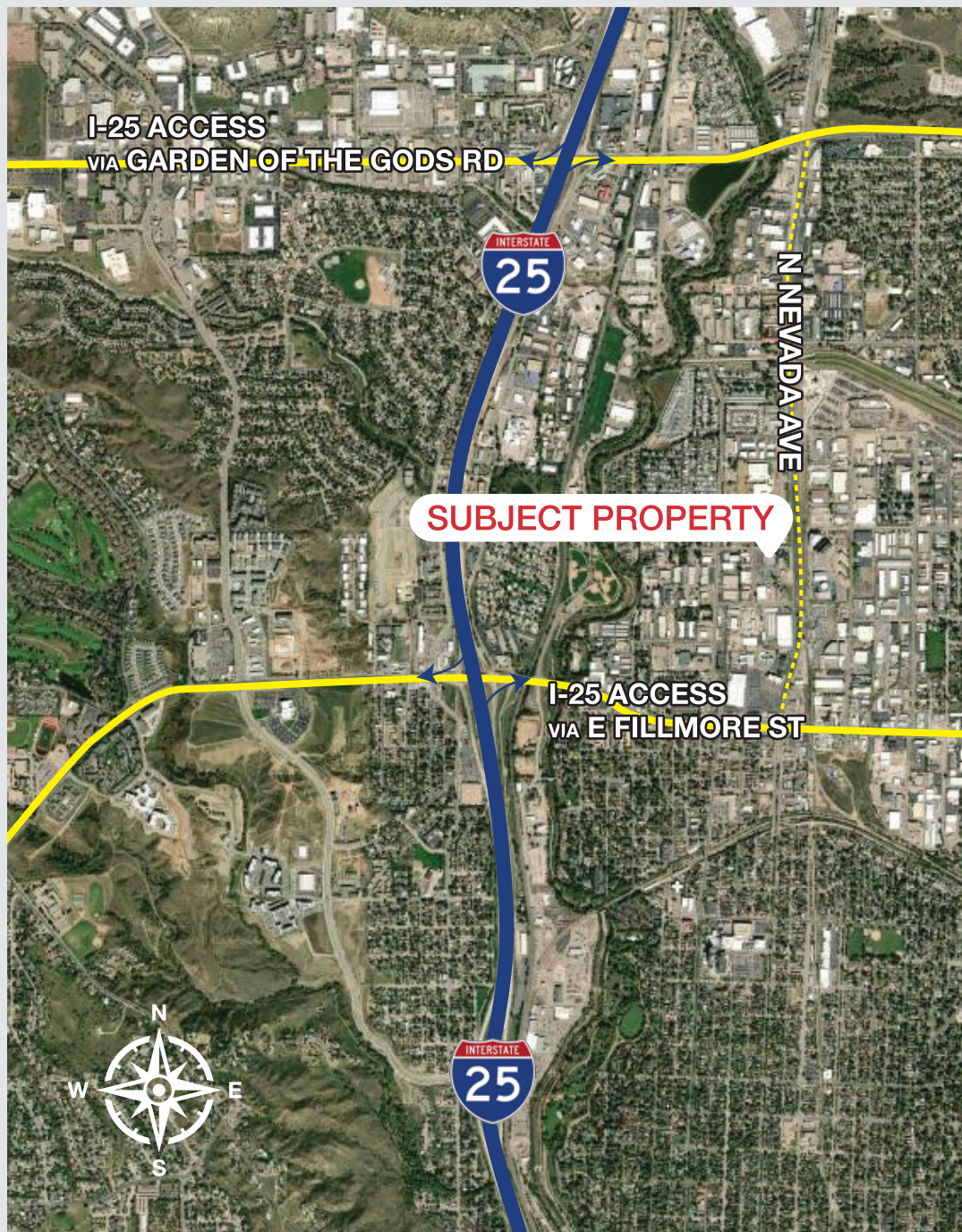


FLOOR PLAN



(TOTAL ±39,000 SF)

REGIONAL MAP



DRIVE TIMES

I-25	15 min
Denver International Airport	1 hr & 23 min
COS Airport	21 min