

69 & 75 Sunflower Road

Colorado Springs, Colorado 80907
www.cbre.com/colorado

±3,900 SF



Property Overview

A rare opportunity to sublease a versatile office and warehouse property situated on two parcels totaling approximately 0.92 acres. The property offers a functional combination of office and industrial space with ample outdoor area suitable for a variety of commercial users.

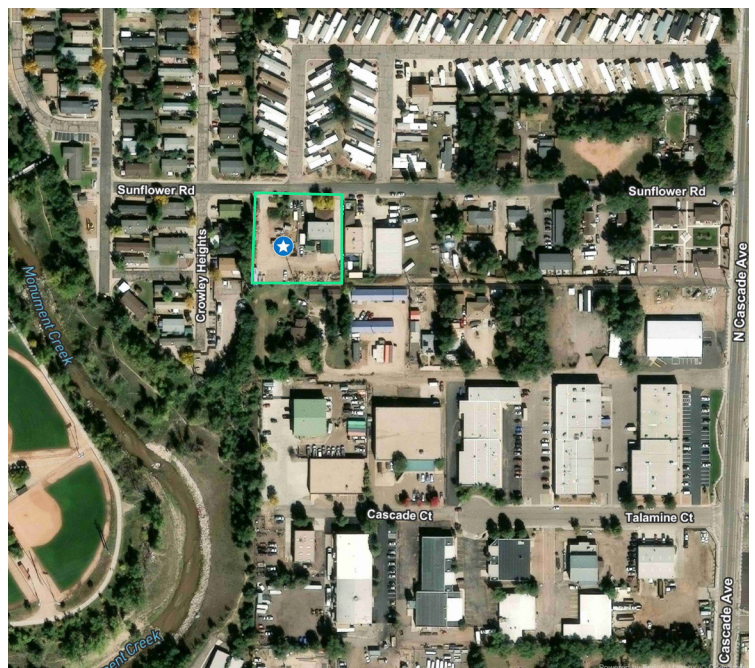
Whether your business requires warehousing, light manufacturing, contractor services, distribution, or fleet storage, this property provides flexibility in a convenient Colorado Springs location.

Property Information

Building Size	±3,900 SF
Land Area	±0.92 Acres
Property Type	Office / Warehouse
Zoning	LI, CU
Rental Rate	Contact Broker

Property Highlights

- + Functional office and warehouse layout
- + Large outdoor yard/storage area
- + Flexible space for industrial and commercial operations
- + Easy truck and vehicle access
- + Ample onsite parking
- + Excellent opportunity for contractors, service businesses, distribution, warehouse, and light industrial users
- + Sublease available immediately
(possible option for long term lease scenario)



Ideal Uses

The property's flexible configuration is well suited for:

- + Contractor headquarters
- + Landscaping headquarters
- + Construction companies
- + HVAC, plumbing, and electrical contractors
- + Equipment sales and service
- + Warehouse and distribution
- + Logistics operations
- + Light manufacturing
- + Fleet operations
- + Storage and assembly

Location Advantages

Located in central Colorado Springs, along the Fillmore corridor, the property offers convenient access to major transportation corridors and surrounding commercial and industrial districts.

Nearby advantages include:

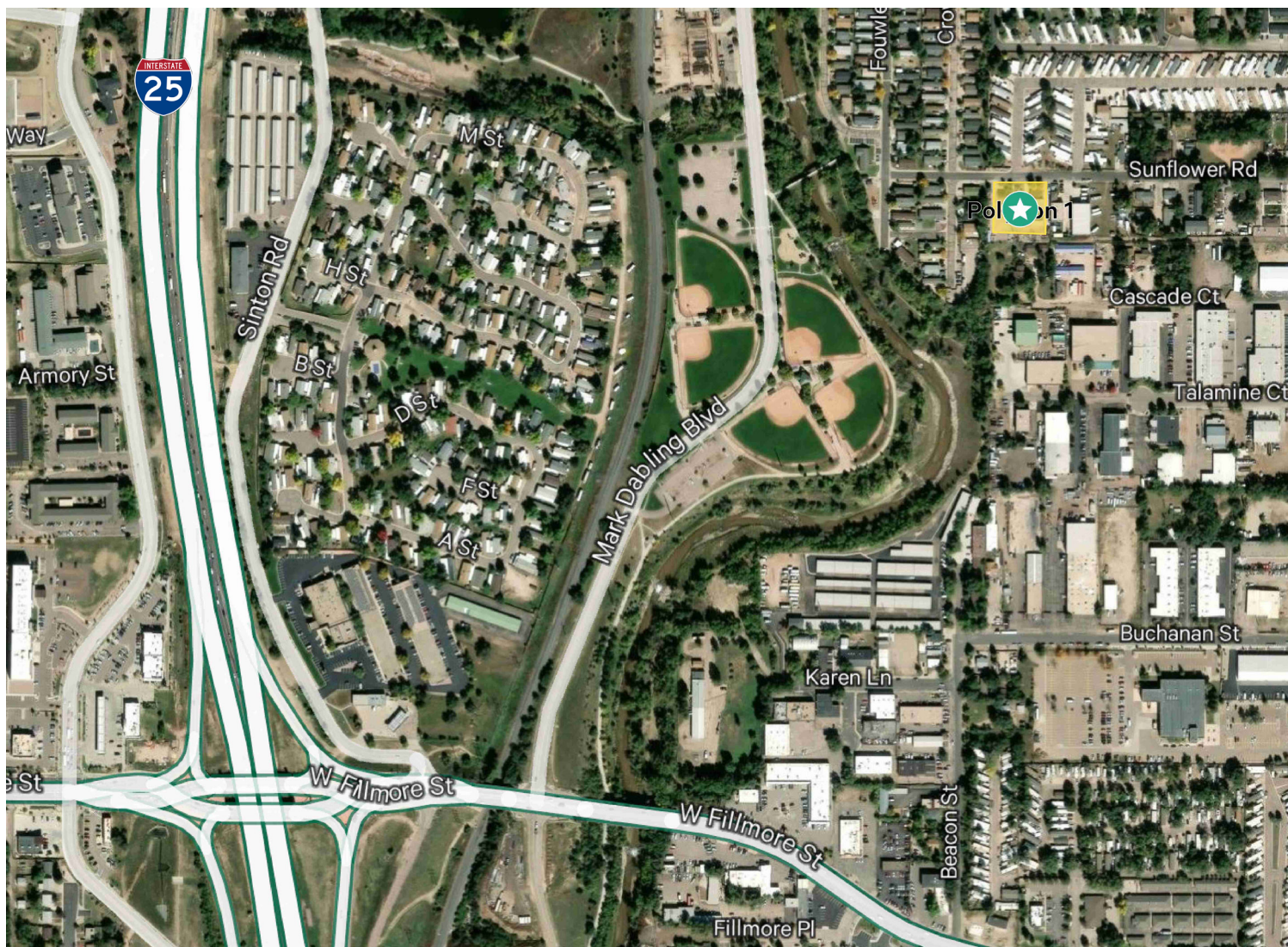
- + Easy access to Interstate 25
- + Convenient connections to Garden of the Gods Road and Fillmore Street
- + Minutes from downtown Colorado Springs
- + Close proximity to retail, restaurants, suppliers, and business services
- + Centrally located for servicing the Colorado Springs metropolitan area



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For Sublease





Contact Us

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