

INDUSTRIAL SPACE FOR LEASE

1340 N Newport Rd.
Colorado Springs, CO 80916



AT AIRPORT POWERS BUSINESS CENTRE



LEASE RATE

\$12.95

/SqFt + NNN (Year 1)



NNN ESTIMATE (2026)

\$4.95/SqFt



AVAILABLE UNITS

Suite 130 (±9,975 SF)



LOADING

Dock-High (x2)
Ramped Drive-In (x1)



ELECTRICAL

277 / 480 Volts



CLEAR HEIGHT

20 Ft



SPRINKLERS

Yes



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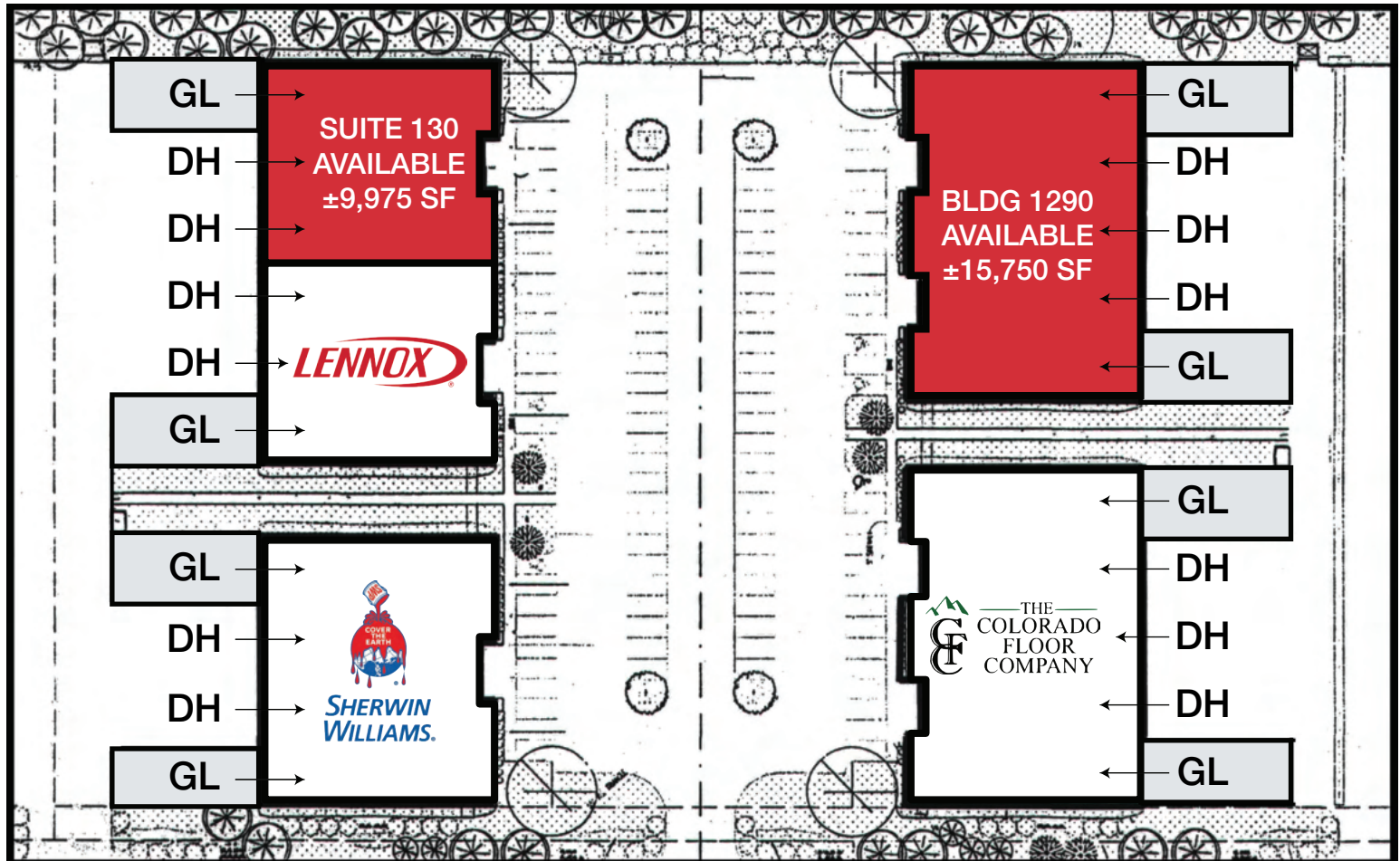
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SUITE 130 FLOOR PLAN



SITE PLAN

- Join LENNOX Group, Sherwin Williams, and The Colorado Floor Company in this excellent four- building project
- Immediate access and visibility to Powers Boulevard



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