



# INDUSTRIAL WAREHOUSE AND SECURED YARD FOR LEASE

3450 FILLMORE RIDGE HTS, COLORADO SPRINGS, CO 80907

## 7,734 SF

PRICE  
IMPROVEMENT  
\$11.00 SF +  
NNN



17' Clear | 10,000 SF Yard | 3 Drive-In Doors | Dock High Door | Immediate I-25 Access

### DETAILS

**NEW LEASE RATE:**

~~\$12.50~~ \$11.00 PSF NNN (EST. \$4.00 PSF)

**AVAILABLE SPACE:** 7,734 SF WAREHOUSE

**CLEAR HEIGHT:** 17'

**DOORS:** TWO 14' AND ONE 10' DRIVE-IN DOORS  
ONE 14' DOCK HIGH DOOR

**SECURED/FENCED YARD** APPROX. 10,000 SF  
BACK TO OPEN SPACE

**ZONING:** BP (BUSINESS PARK)

**YEAR BUILT:** 2002

**EXCELLENT I-25 ACCESS:**

LOCATED IMMEDIATELY OFF I-25 AND FILLMORE  
STRONG CONTRACTOR/SERVICE USE FIT

**ROB ROLLEY, Broker**  
**(719) 235-7499**

cowboycommercial@gmail.com

### PROPERTY OVERVIEW

Located in desirable Northwest Colorado Springs, 3450 Fillmore Ridge Heights offers a **clean, well-positioned industrial setting with immediate access to I-25 via Fillmore Street and Garden of the Gods Road.**

This location is particularly well-suited for **HVAC, plumbing, electrical, landscaping, and restoration companies, as well as small distribution users** needing central access across Colorado Springs.

The combination of **accessibility, modern construction, and yard component offers a rare opportunity** for users looking to operate in a strong northwest corridor.

# SECURED YARD

**INDUSTRIAL WAREHOUSE FOR LEASE**  
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**SECURED PAVED YARD FOR STORAGE, FLEET PARKING, AND OUTDOOR OPERATIONAL USE.**



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# WAREHOUSE INTERIOR

INDUSTRIAL WAREHOUSE FOR LEASE  
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# AERIAL MAP

**INDUSTRIAL WAREHOUSE FOR LEASE**  
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**LOCATED AT END OF BUSINESS CUL-DE-SAC  
BACKS TO OPEN SPACE**



# LOCATION MAPS

**INDUSTRIAL BUILDING FOR LEASE**  
3450 Fillmore Ridge Heights  
Colorado Springs, CO 80907

