

FOR LEASE • AVAILABLE NOW

Light Industrial Flex Space with Showroom

\$2,700/mo
GROSS LEASE

7215 E. Highway 24, Unit 140 • Colorado Springs, CO 80915



2,100 SF
TOTAL AREA

20'
CLEAR HEIGHT

14'
ROLL-UP DOOR

200A
3-PHASE 4-WIRE

24/7
TENANT ACCESS

6 MIN
TO PETERSON SFB

THE OPPORTUNITY

A turnkey light industrial flex space just off US-24, only six minutes from the Peterson SFB North Gate. Built for operators who need to **make, store, and show** under one roof — a configuration that is hard to find at this size in east Colorado Springs.

Ideal for: defense & aerospace subcontractors, custom fabrication, gunsmithing, e-commerce with customer pickup, prototyping shops, electronics, light manufacturing, contractor operations, and B2B showroom businesses.

FEATURES

- 1,600 SF ground floor + 500 SF mezzanine office/storage
- 20' clear ceilings with structural beam & spiral HVAC
- 14' grade-level roll-up door
- 208/120V, 200A, 3-phase, 4-wire power
- Fully sprinklered (broadens permitted uses)
- Heated warehouse + heated/cooled showroom
- Fiber internet available
- ADA-compliant tiled restroom
- Utility sink, sealed concrete floors, floor drain
- Assigned tenant parking + customer parking
- Zoned CS-CAD
- 24/7 tenant access

PROPERTY FACTS

Rate	\$2,700 / month
Lease type	Gross / Tenant Utilities
Total area	2,100 SF
Ground floor	1,600 SF
Mezzanine	500 SF
Clear height	20'
Drive-in door	14' grade-level
Power	208/120V • 200A • 3p 4W
HVAC	Warehouse + showroom
Sprinklers	Yes
Internet	Fiber available
Restroom	ADA-compliant
Access	24/7
Zoning	CS-CAD
Availability	Immediate

EXPANSION OPTION: Adjacent unit also available — combine for up to **4,200 SF** contiguous. Ideal for growing operators or two-tenant configurations.



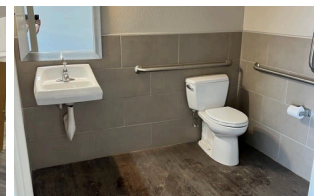
Off US-24
QUICK HWY ACCESS



Peterson SFB
DEFENSE CORRIDOR



Powers Blvd
RETAIL & SERVICES



COS Airport
LOGISTICS ACCESS

I-25 Corridor
~20 MIN DOWNTOWN

SCHEDULE A SHOWING >

Bruce Vollmer • Owner
719-291-9326 • climberbruce@gmail.com