



Property Features

Located in the Garden of the Gods Corridor, Garden Park is a conveniently situated office/warehouse property with access to Garden of the Gods Rd. and I-25.

- Professionally maintained and managed property
- 16' Clear Height
- 10'x12' Overhead Door per suite
- Three Phase Power
- End Unit with lots of natural light
- Approximately 40% Warehouse 60% Office

PROPERTY DETAILS

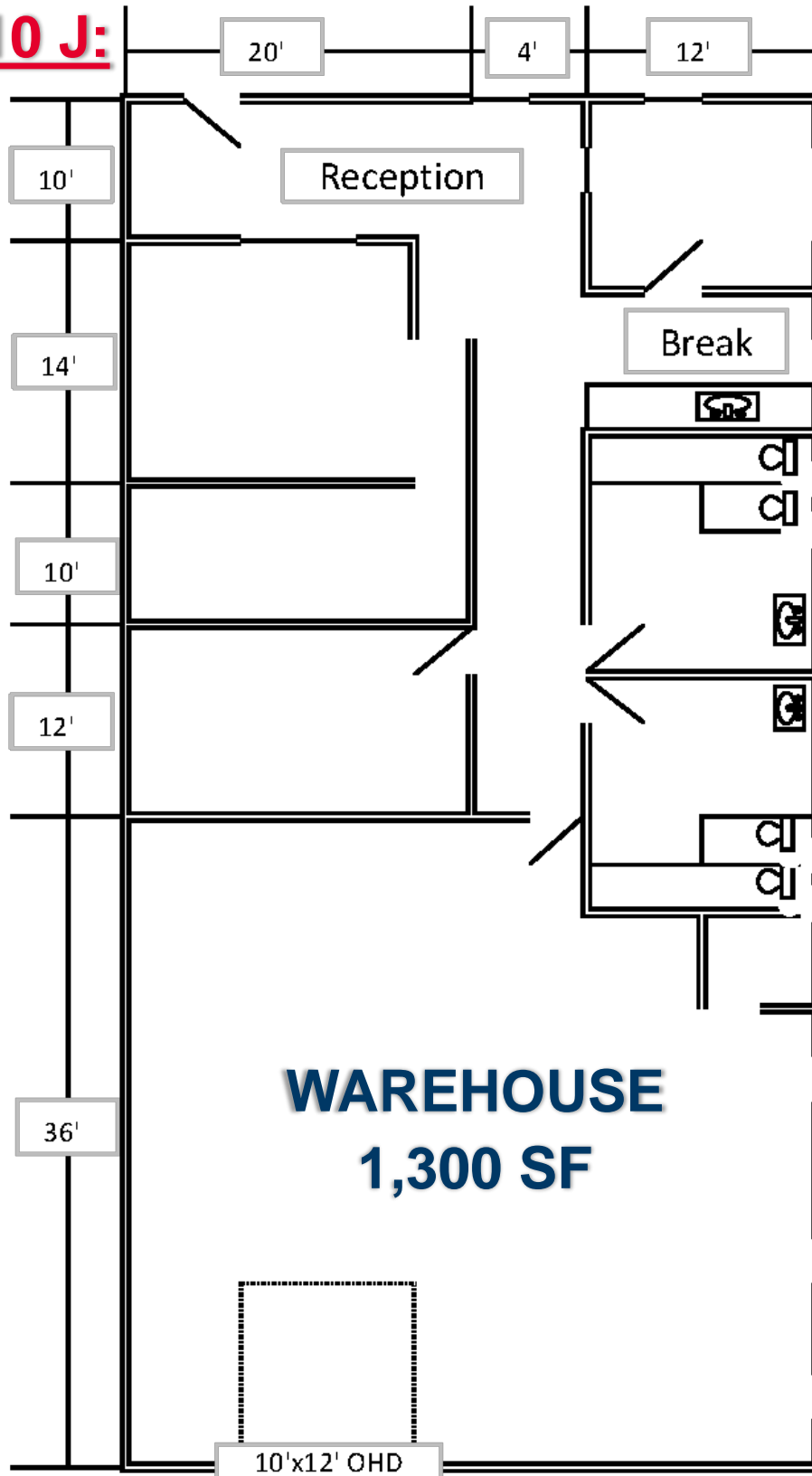
BUILDING SIZE	57,009 SF
AVAILABLE SPACE	Suite 1110 J: 2,880 SF Suite 1120 F: 2,880 SF Suite 1120 G: 2,880 SF
LOT SIZE	3.63 +/- Acres
ZONING	PIP-2
LEASE RATE	\$6.95 - \$7.50/ SF NNN
NNN EXPENSES	\$3.00SF (Est. 2017)

Aaron L. Horn
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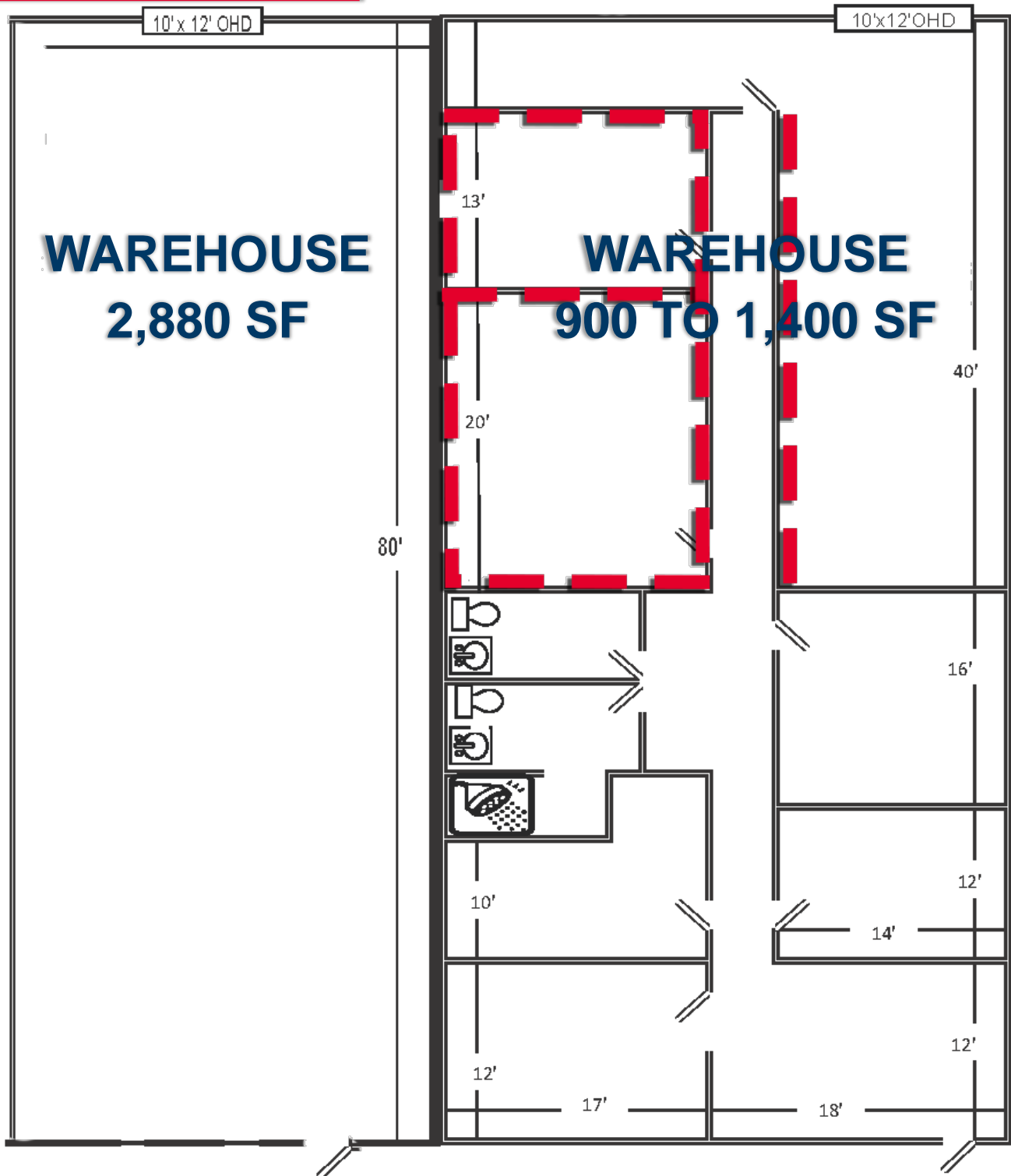
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SUITE 1110 J:



SUITES 1120 F & G:



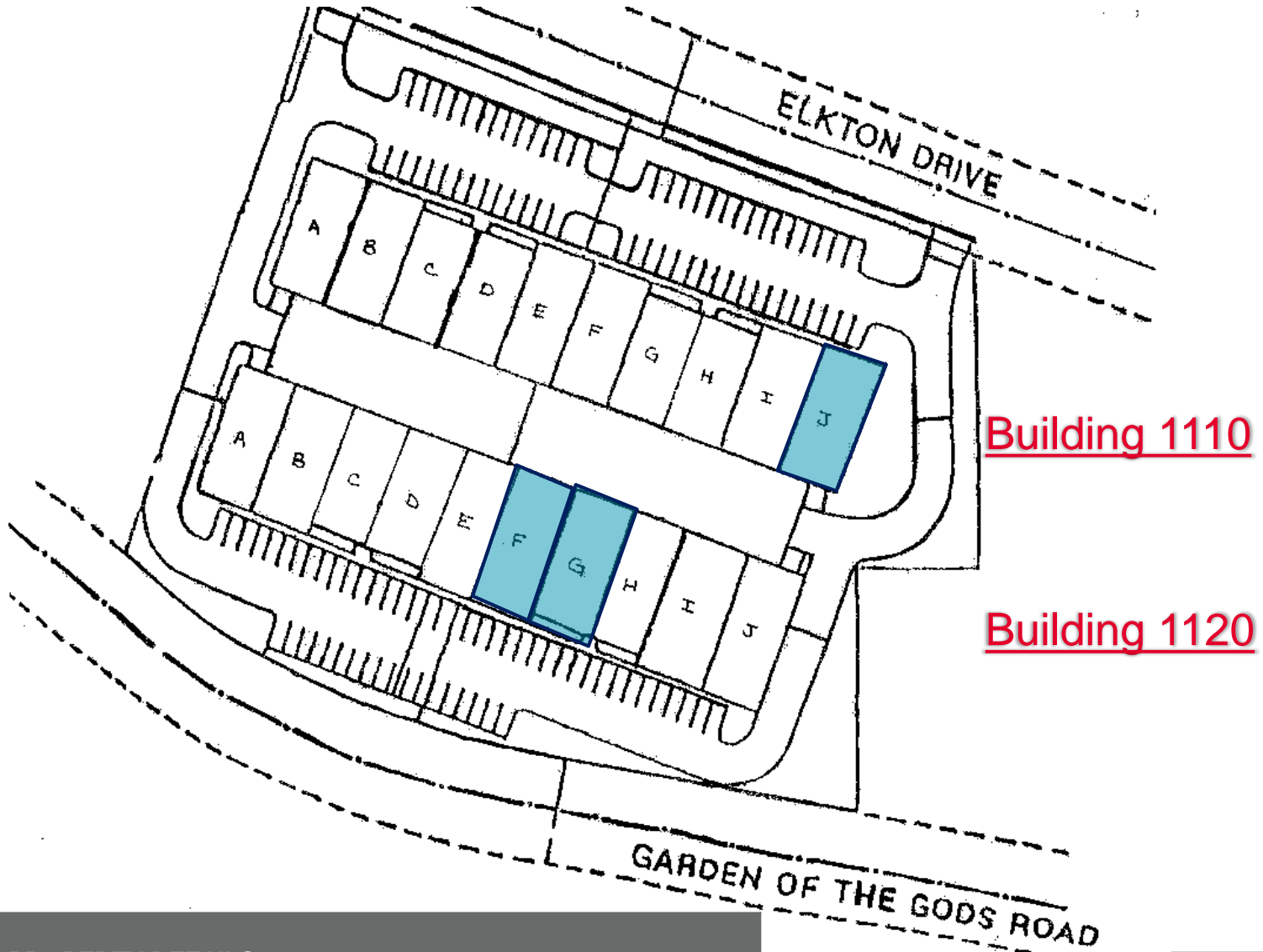
**Walls can be removed to increase available Warehouse space*



**Colorado Springs
Commercial**

**INDUSTRIAL OFFICE/WAREHOUSE
FOR LEASE**

1110-1120 ELKTON DR.
Colorado Springs, CO 80907



Building 1110

Building 1120

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*For More Information Please
Contact:*

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