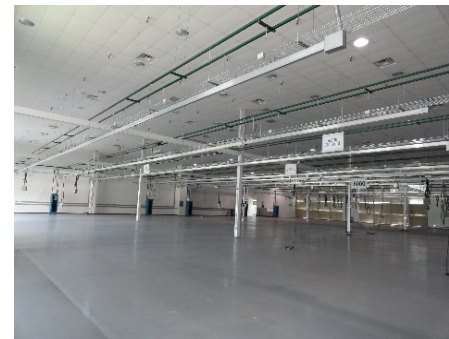


SALE PRICE: \$7,900,000

InterQuest Industrial Campus is located in the northeast submarket of Colorado Springs with easy access to I-25. The property offers highly functional office/warehouse and distribution space ranging in size from 22,500 SF to 92,985 SF of high bay, fully conditioned warehouse space, and up to 21,000 SF of Class A office space in a beautiful campus setting provided employees with a workplace second to none.

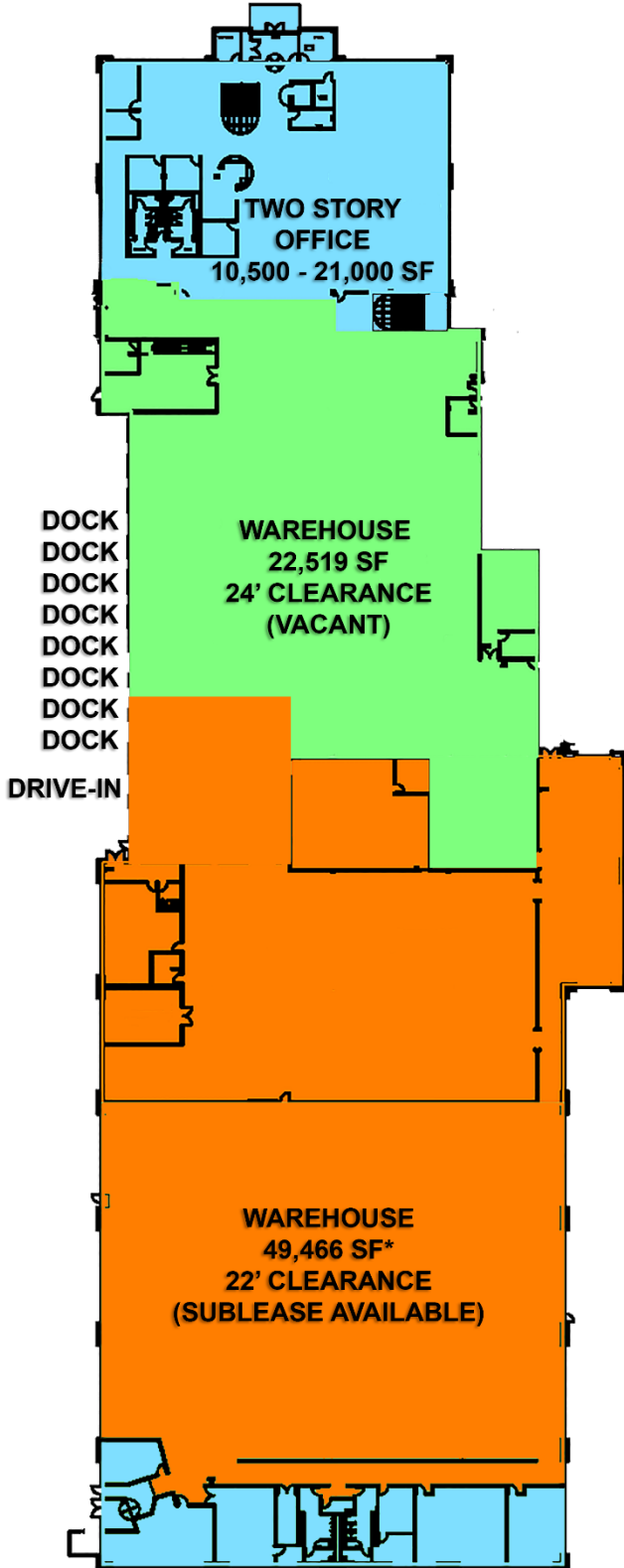


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BUILDING B

BUILDING FEATURES

| | |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BUILDING SIZE | 92,985 SF |
| VACANT | 43,519 RSF |
| SUBLEASE | 49,466 RSF (Exp. Feb. 2021) |
| SALE PRICE | \$7,900,000 |
| WAREHOUSE | 22,519 SF – 71,985 SF |
| OFFICE | 10,500 SF – 21,000 SF |
| LEASE RATE (WH) | \$6.50/SF NNN |
| LEASE RATE (O) | \$12.00 - \$13.00/SF NNN |
| NNN EXPENSES | \$2.59/SF (2017 est.) |
| ELECTRIC | 2,000 Amp : 277/480 Volt : 3-Phase : 4-Wire |
| HVAC | Fully-conditioned roof-mounted units |
| LOADING | <ul style="list-style-type: none"> • 8 – 8'x10' Docks • 1 – 10'x10' Drive-In |
| MISCELLANEOUS | <ul style="list-style-type: none"> • ESFR Sprinklers • Racking/Generator Available • Dock Levelers • Secure Truck Court |

