

## PROPERTY FEATURES

Located in the Newport Tech Center in south east Colorado springs, this warehouse property offers convenient access to 1-25, CO-21, CO-24, and the Colorado Springs Airport. Corporate neighbors include Ace hardware, Penske Truck Rental, UTC Aerospace Systems, Coca-Cola, and Taylor Farms.

This property has many attractive amenities including an expansive warehouse space; 5,125 SF of office space; 15 dock-high doors; 15 grade-level doors; fully fenced perimeter with security lighting, large paved yard that can accommodate trailer parking and/or outdoor storage.

## BUILDING FEATURES

<b>BUILDING SIZE</b>	68,370 RSF
<b>LOT SIZE</b>	7.23 Acres
<b>LEASE RATE</b>	\$6.95 PSF NNN
<b>EXPENSES (2017 EST.)</b>	\$2.55 PSF/YR
<b>CLEAR HEIGHT</b>	22'
<b>LOADING</b>	15 – Grade Level 15 – Dock High
<b>ELECTRIC</b>	Three-Phase
<b>YEAR BUILT</b>	2005
<b>ZONING</b>	PIP-2/AO

For more information, please contact:

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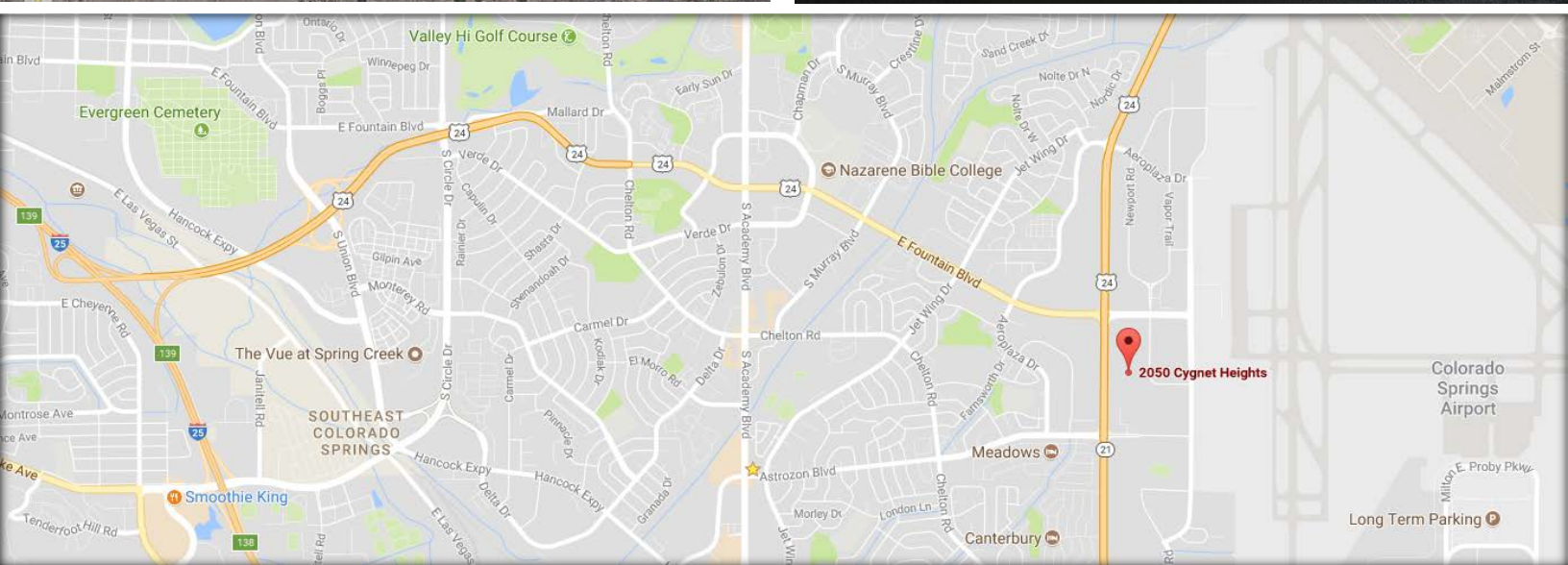


Colorado Springs  
Commercial

INDUSTRIAL FOR LEASE

# 2050 CYGNET HEIGHTS

Colorado Springs, CO 80916



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