



Property Features

- Aerotech Industrial is a 44,800 SF office/warehouse development on a 3.92 acres site in south-eastern Colorado Springs.
- 6,400 SF of office/warehouse space is available.
- The spaces have full-height glass storefront with recessed office entry.
- The property has quick access to Powers Boulevard and I-25, and is adjacent to Colorado Springs Municipal Airport.

PROPERTY DETAILS

TOTAL PROJECT SIZE	44,800 SF
AVAILABLE SF (SUITE 150 - 160)	6,400 SF (1,600 SF Office)
LEASE RATE	\$9.00/ SF NNN
NNN EXPENSES	\$3.20/SF
ZONING	PIP-2
YEAR BUILT	2005

For more information, please contact:

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LEASE RATE	\$9.00/ SF NNN
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HVAC	HVAC in Office with Heating in Warehouse
CEILING HEIGHT	14' Clear
LOADING	Four: 10'x12' H grade-level overhead doors
ELECTRIC	400 AMP, 208/480 volt, three phase
ZONING	PIP-2
YEAR BUILT	2005

