

CUSHMAN & WAKEFIELD

Colorado Springs
Commercial

B BRENNAN
INVESTMENT GROUP

RUSTIC HILLS

RH

Commerce Center

MIXED-USE CENTER OFFERING:

- LIGHT INDUSTRIAL
- OFFICE/WAREHOUSE
- FLEX
- DISTRIBUTION
- RETAIL
- SHOWROOM



CONSTRUCTION
UPDATE VIDEO

NOW LEASING!

11,298-30,332 SF



RUSTIC HILLS COMMERCE CENTER

NEC NORTH ACADEMY BLVD & PALMER PARK BLVD



POTENTIAL SPACE FINISHES

AVAILABLE SPACE 11,298-30,332 SF

LEASE RATE Starting at \$11.50 PSF NNN

EXPENSES \$2.75 per RSF (2024 Est.)

CLEAR HEIGHT 14' to 16'

POWER 200 Amp, Three-phase

FIRE SUPPRESSION Yes

LOADING (6) 12' x 10' Drive-In

(3) 12' x 10' Dock-High

(1) 12' x 10' Van-High

LOT SIZE 23 AC

ZONING M1/CR CU SS

FEATURES

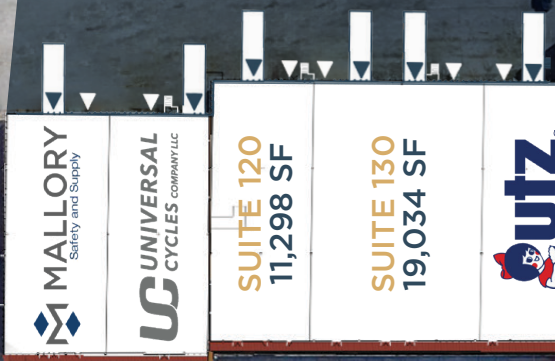
- Fully Renovated 2023
- Attractive Finishes
- High Visibility
- Convenient Access
- High Passenger Vehicle Ratio
- Truck Parking Available
- Multiple Loading
- Building Signage Available
- Professionally Managed

1749 N ACADEMY BLVD
 14' CLEAR HT
 3 DRIVE-IN • 1 VAN-HIGH
SHOWROOM/FLEX/INDUSTRIAL
FOR SALE OR LEASE
 29,915 SF

CLICK HERE TO VIEW BROCHURE FOR 1749 N ACADEMY BLVD



3910 PALMER PARK BLVD
 14' - 16' CLEAR HT
 3 DRIVE-IN • 3 DOCK-HIGH
INDUSTRIAL
FOR LEASE
 11,298 - 30,332 SF



PIKES PEAK ENTERPRISE ZONE

MAP LEGEND
 ▼ DOCK-HIGH
 ▽ DRIVE-IN

1715 N ACADEMY BLVD
 1.9 AC LAND PARCEL
 INDUSTRIAL OUTDOOR STORAGE
FOR LEASE
CLICK HERE TO VIEW PLAT MAP

1705 N ACADEMY BLVD
 1.28 AC LAND PARCEL
UNDER CONTRACT

3908 PALMER PARK BLVD
 .82 AC LAND PARCEL
FOR SALE
 CALL BROKER FOR PRICE
CLICK HERE TO VIEW PLAT MAP

3960 PALMER PARK BLVD
 90,000 SF AVAILABLE 1Q25

3960 PALMER PARK BLVD (Signage for COIN LAUNDRY, H&R BLOCK, GRAND GYROS)

41,483 VPD
 N Academy Blvd at LaSalle St

12,241 VPD
 Palmer Park Blvd at N Academy Blvd

COMING SOON QT QuikTrip

NOT A PART

NORTHBOUND N ACADEMY BLVD

PALMER PARK BLVD

LA SALLE ST



5 MILES TO
DOWNTOWN



8 MILES TO
BRIARGATE



9 MILES TO
COS AIRPORT



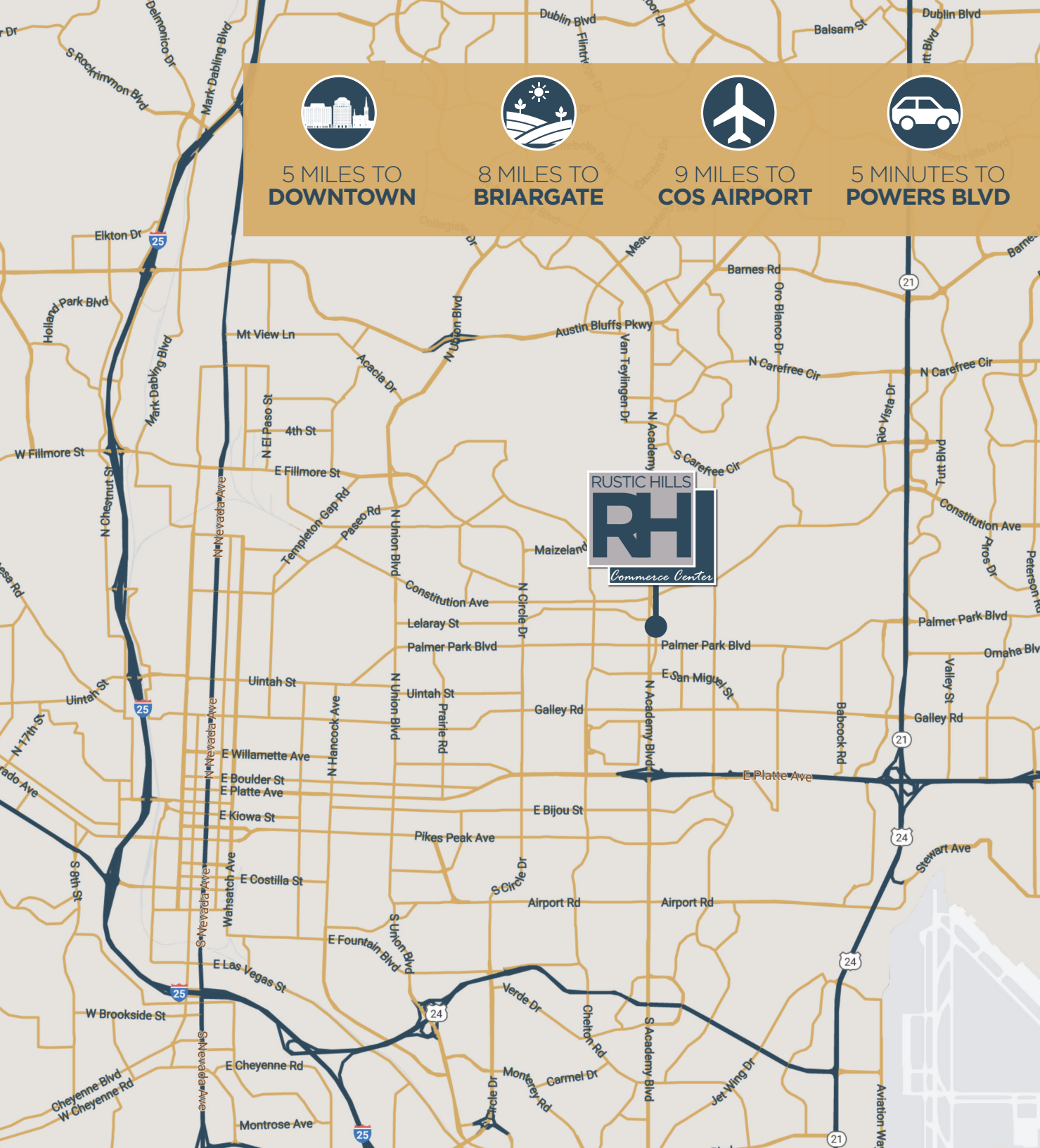
5 MINUTES TO
POWERS BLVD



4 MINUTES TO
PLATTE AVE



12 MINUTES TO
I-25



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