



**Colorado Springs
Commercial**

OFFICE/WAREHOUSE FOR LEASE

**1902 AEROTECH DR. Suite 120
Colorado Springs, CO 80916**



**NEIGHBORING
TENANTS:**



Property Features

- Aerotech Industrial is a 44,800 SF office/warehouse development on a 3.92 acres site in south-eastern Colorado Springs.
- 3,200 SF of office/warehouse space
- 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

AVAILABLE SF	3,200
LEASE RATE	\$9.25/SF NNN
NNN EXPENSES	\$3.06/SF
ELECTRICAL	200 AMP, 208/480 volt, three phase
LOADING	Two:10'x12' H grade-level, overhead doors
ZONING	PIP-2
YEAR BUILT	2005

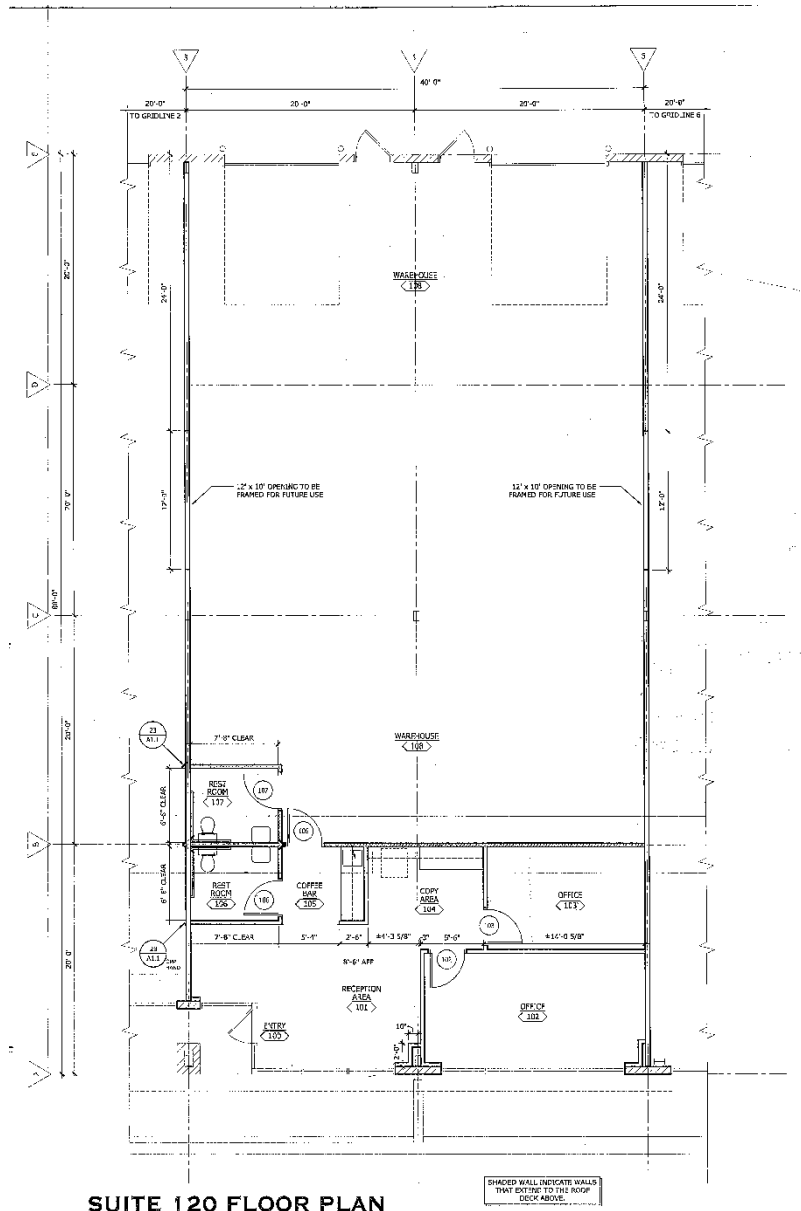
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PROPERTY DETAILS	
TOTAL PROJECT SIZE	44,800 SF
AVAILABLE SF	3,200
LEASE RATE	\$9.25/SF NNN
NNN EXPENSES	\$3.06/SF
HVAC	HVAC in Office with Heating in Warehouse
CEILING HEIGHT	14' Clear
LOADING	Two: 10'x12' H grade-level overhead doors
ELECTRIC	200 AMP, 208/480 volt, three phase
ZONING	PIP-2
YEAR BUILT	2005



SUITE 120 FLOOR PLAN

