

RUSTIC HILLS COMMERCE CENTER

NEC NORTH ACADEMY BLVD & PALMER PARK BLVD

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



NOW LEASING!
11,298-30,332 SF



SITE PLAN



BUILDING STANDARD 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 All Loading Doors are 12' x 10'

SUITE 120: (1) Drive-In Door & (1) Dock-High Door

SUITE 130: (2) Drive-In Doors & (2) Dock-High Doors

SUITE 1749: (3) Drive-In Doors & (1) Van-High Door

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

MALLORY
 Safety and Supply

UNIVERSAL
 CYCLES COMPANY LLC

SUITE 120
 11,298 SF

SUITE 130
 19,034 SF

Outz

50,000 SF
 IMPROVEMENTS COMING
AVAILABLE FOR LEASE 1Q26

40,000 SF
 IMPROVEMENTS COMING
AVAILABLE FOR LEASE 1Q26

Up to 90,000 SF Contiguous
3960 PALMER PARK BLVD

MAP LEGEND

▼ DOCK-HIGH

▼ DRIVE-IN

1715 N ACADEMY BLVD
 1.9 AC
 LAND
 PARCEL
 INDUSTRIAL
 OUTDOOR STORAGE
FOR SALE OR LEASE

CLICK HERE TO VIEW PLAT MAP

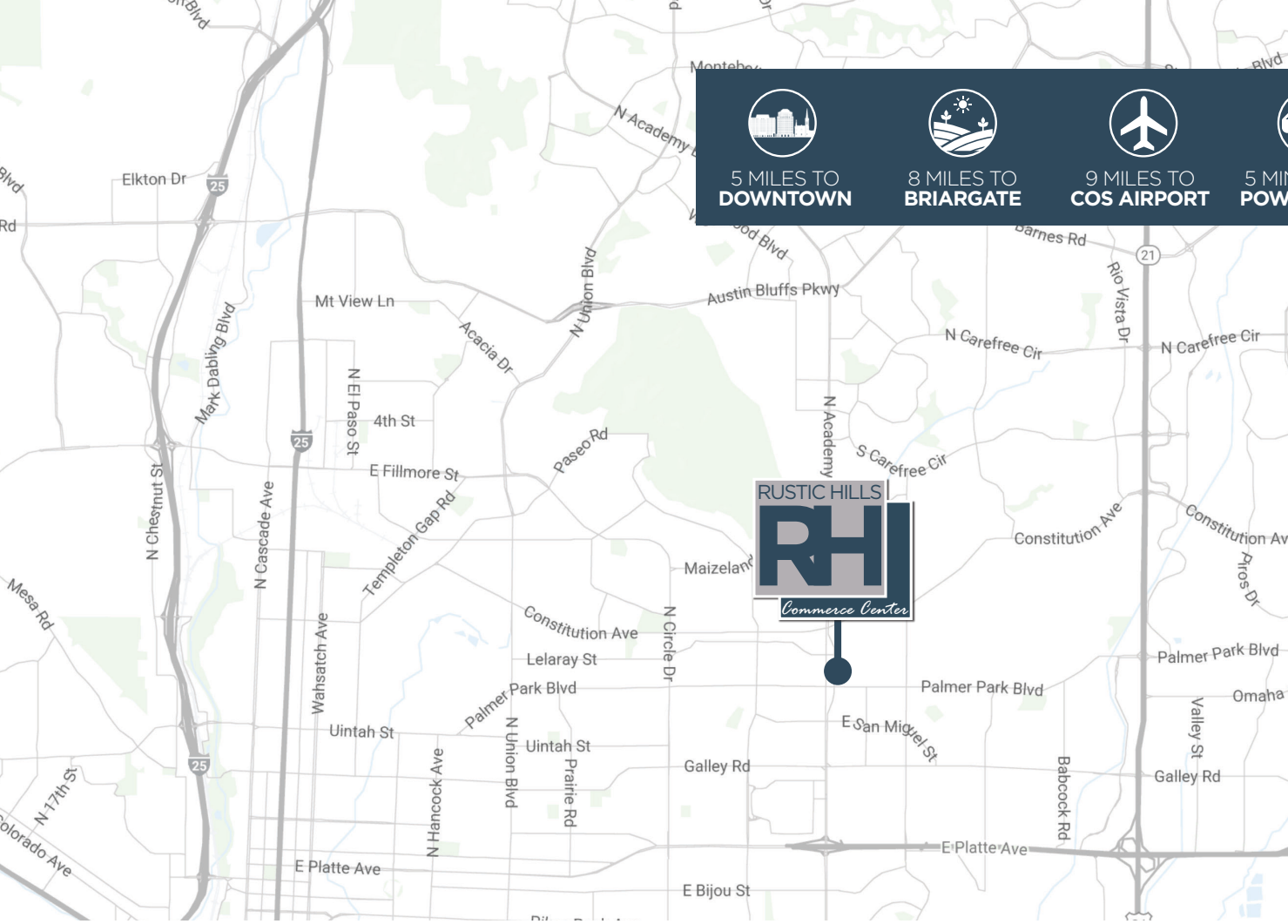
1705 N ACADEMY BLVD
 1.28 AC
 LAND
 PARCEL
UNDER CONTRACT







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

41,483 VPD
 N Academy Blvd
 at LaSalle St

12,241 VPD
 Palmer Park Blvd at
 N Academy Blvd





 **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**

CUSHMAN & WAKEFIELD | Colorado Springs Commercial

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