



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

# 3610 N STONE AVE

COLORADO SPRINGS, CO 80907

22,417 SF FOR LEASE

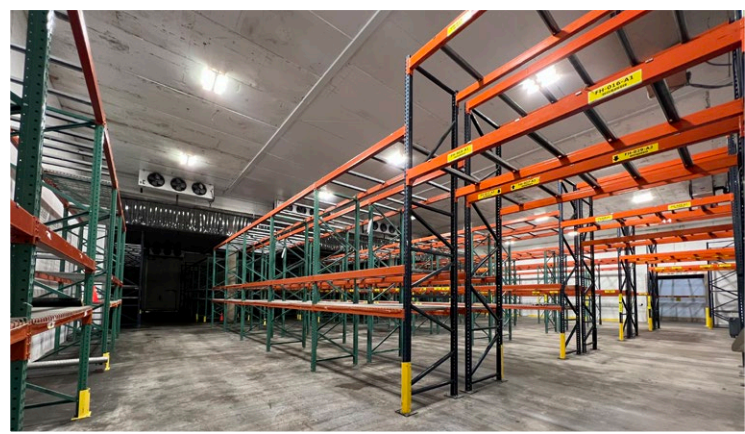


COOLER/FREEZER  
11,500 SF  
-10° to 37°F



DRY STORAGE  
5,600 SF  
PLUS BONUS 4,000 SF  
MEZZANINE STORAGE

## MULTI-TEMPERATURE STORAGE WAREHOUSE





**LEASE RATE**  
\$12.00 PER SF



**EXPENSES**  
\$2.25 PER SF



**LOADING**  
(4) DOCKS & (1) DRIVE-IN



**ZONING**  
M1



**CLEAR HEIGHT**  
30'



**POWER**  
3-PHASE



**SPRINKLERS**  
DRY SPRINKLER SYSTEM



**ENTERPRISE ZONE**



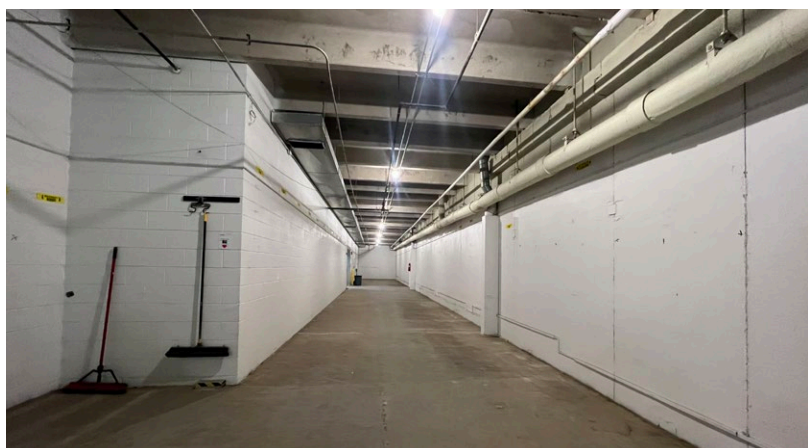
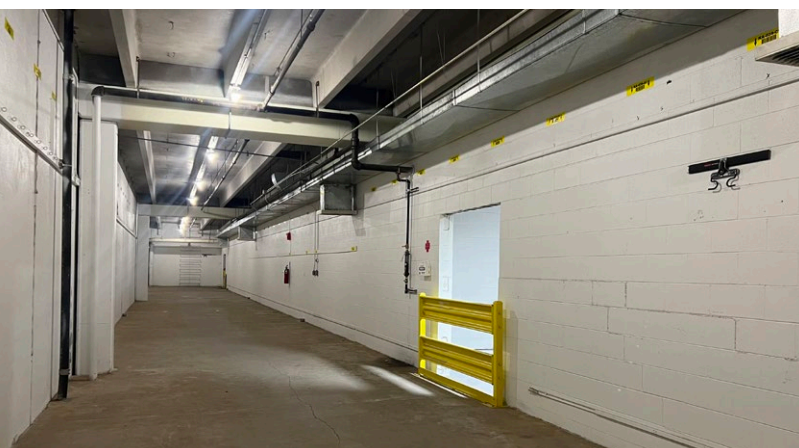
**OPPORTUNITY ZONE**



**RACKING AVAILABLE**

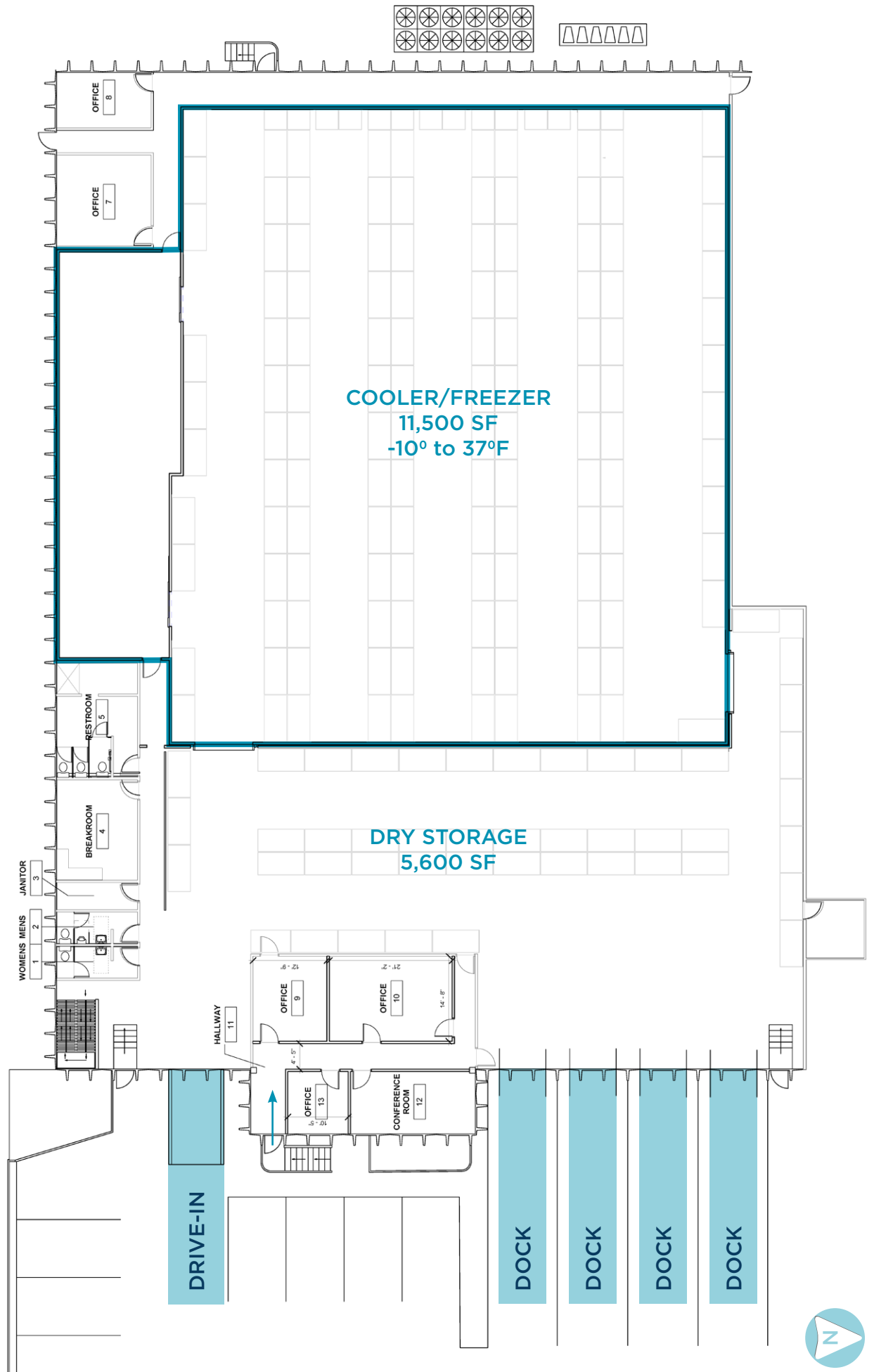


**OFFICE AREA**



**BONUS MEZZANINE STORAGE AREA 4,000 SF**

# PROPERTY SITE PLAN



N STONE AVE





4 MILES TO  
DOWNTOWN



7 MILES TO  
BRIARGATE



16 MILES TO  
COS AIRPORT



15 MINUTES TO  
POWERS BLVD



15 MINUTES TO  
PLATTE AVE



3 MINUTES TO  
I-25



**Colorado Springs  
Commercial**



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