



**#3332**

**1,750 SF**

Approx.  
Gross monthly rent  
**\$2,230/mo**

**#3316**

**1,750 SF**

Approx.  
Gross monthly rent  
**\$2,230/mo**

**#3304**

**7,000 SF**

Approx.  
Gross monthly rent  
**\$8,920/mo**

# Adobe Court BUSINESS PARK

3302-3368 ADOBE COURT COLORADO SPRINGS, CO 80907



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

**A & B BLOCK**

**FOR LEASE | WELL-LOCATED  
SMALL BAY INDUSTRIAL UNITS**



## FOR LEASE | INDUSTRIAL JUST MINUTES FROM I-25

Adobe Court Business Park offers rare small bay industrial space in the heart of Colorado Springs. With 16'-18' clear heights, drive-in loading doors, and flexible suite configurations, this property is ideal for light industrial or flex users.

On-building signage is available for enhanced visibility, and the L1 zoning supports a wide range of industrial uses. Centrally located with immediate access to I-25 and major arterial roads, Adobe Court provides excellent connectivity across the city.



**\$11.50/RSF NNN**  
LEASE RATE **A & B BLOCK**



**\$3.79/SF** (2025 EST)  
EXPENSES **A & B BLOCK**



**16'-18'**  
CLEAR HEIGHT



**(1) 10' x 12' OHD**



**L1**  
ZONING



**1:1,000 RSF**  
PARKING



**ON BUILDING SIGNAGE**  
AVAILABLE

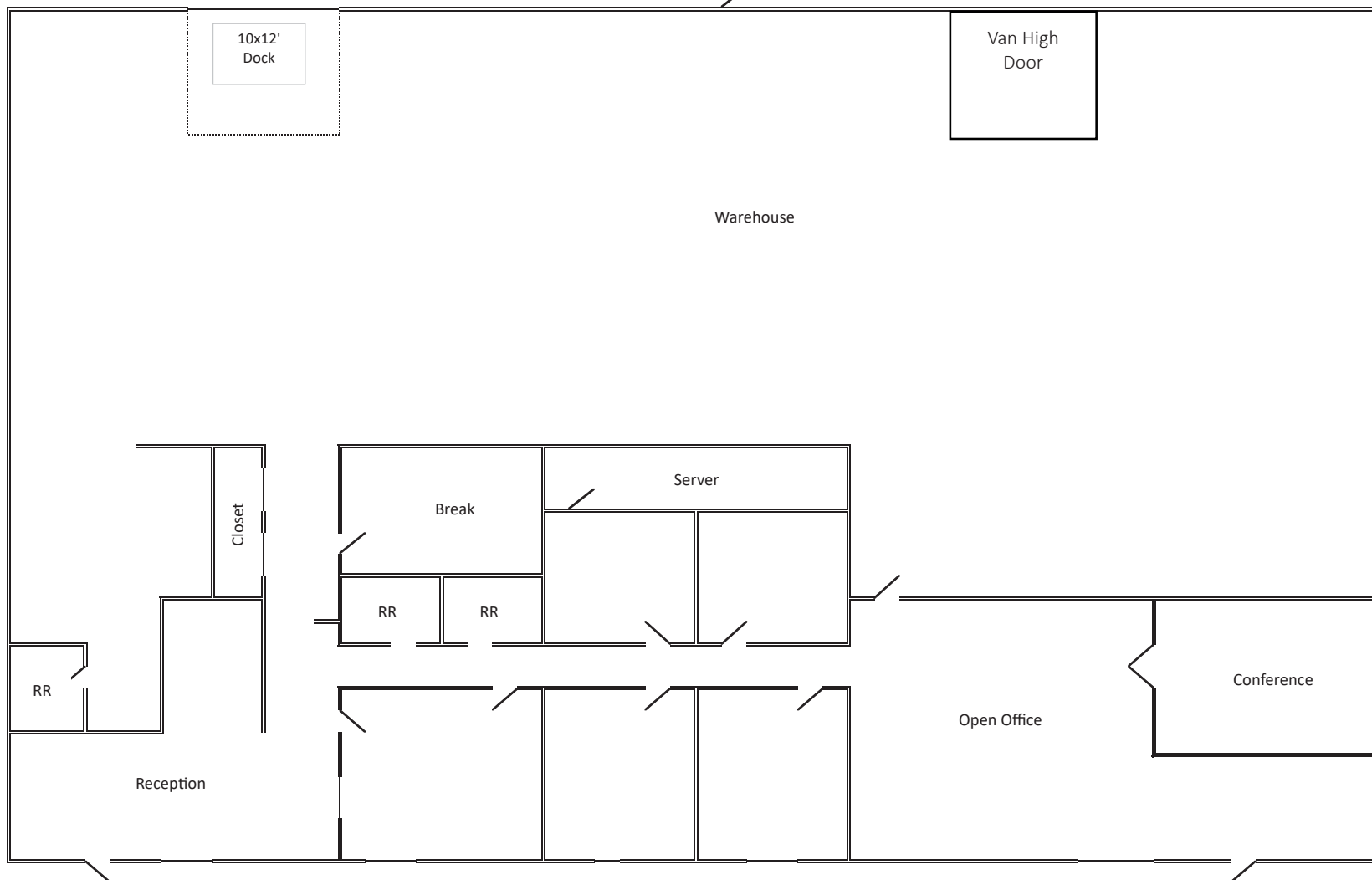


# FLOOR PLANS

\*For representative purposes only - drawings not to BOMA.

**SUITE 3310**

**7,000 SF AVAILABLE (SEPTEMBER 2025)**

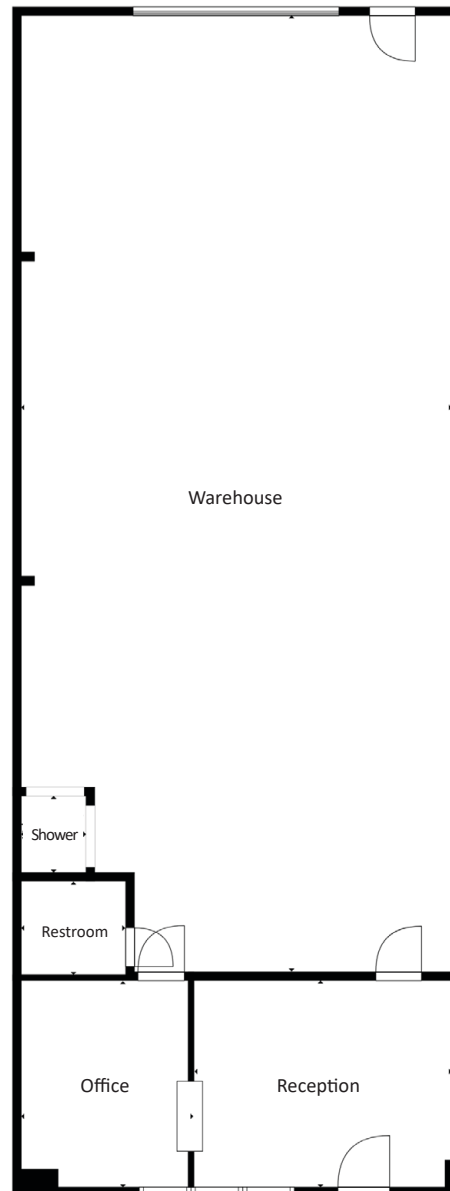


# FLOOR PLANS

\*For representative purposes only - drawings not to BOMA.

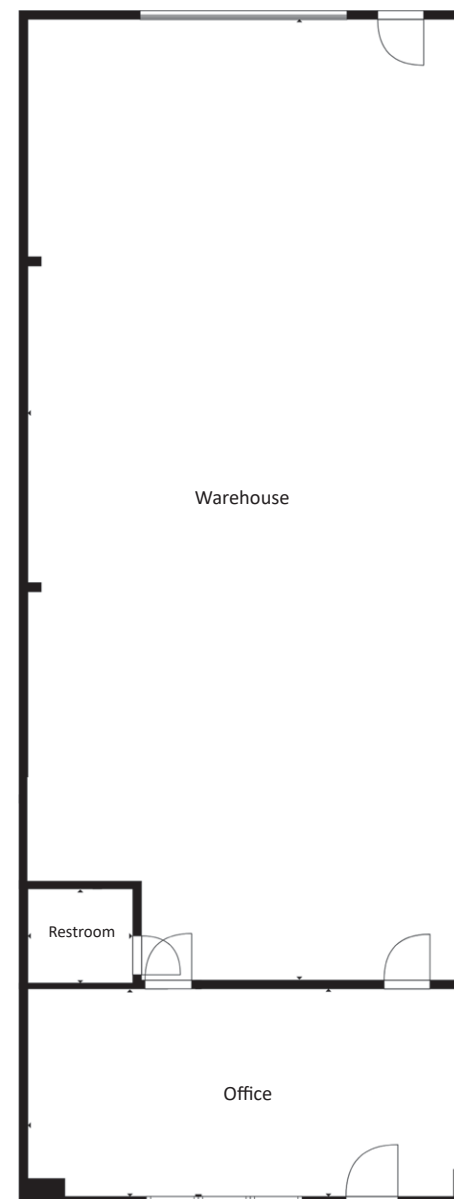
## SUITE 3332

1,750 SF



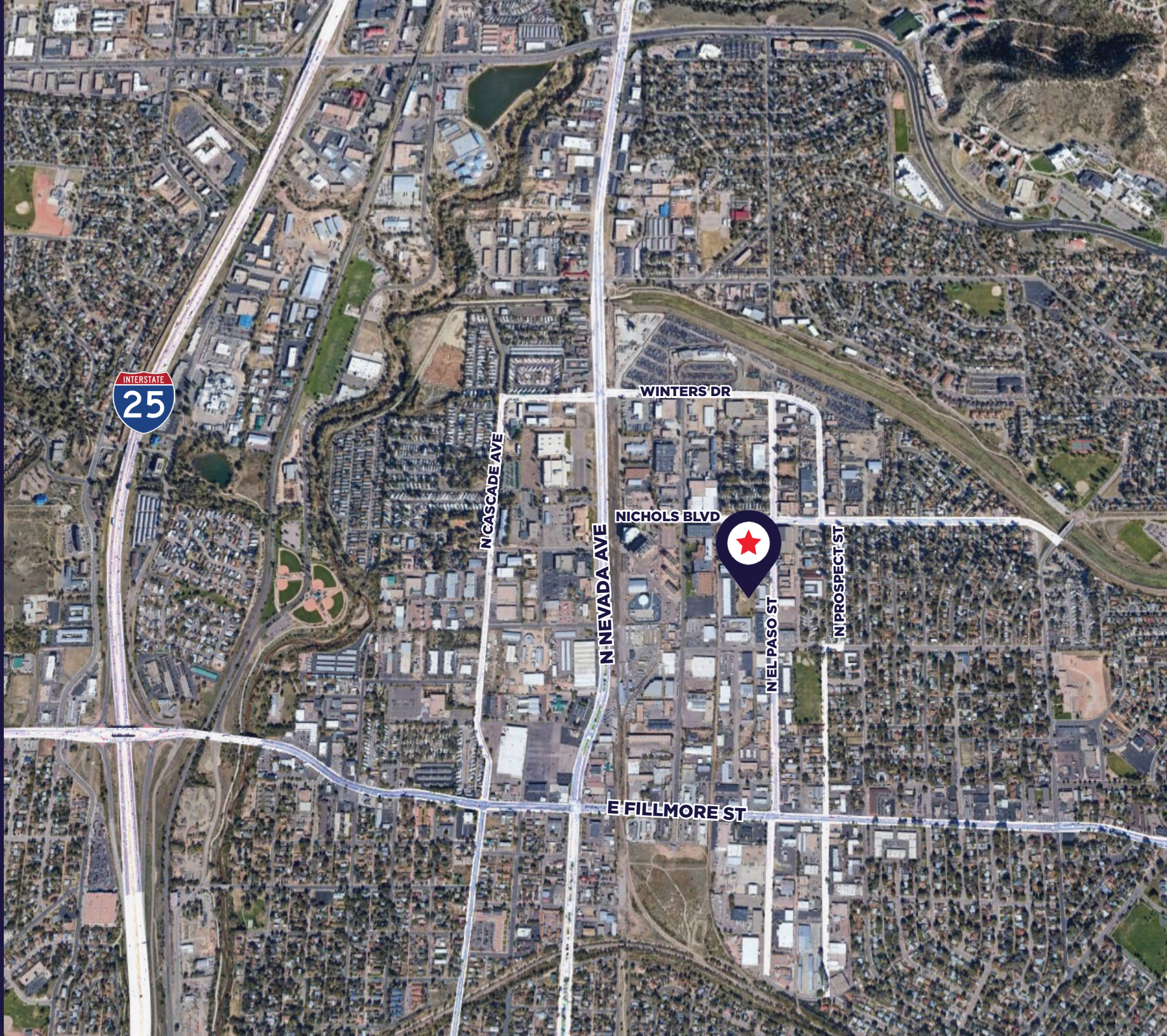
## SUITE 3316

1,750 SF

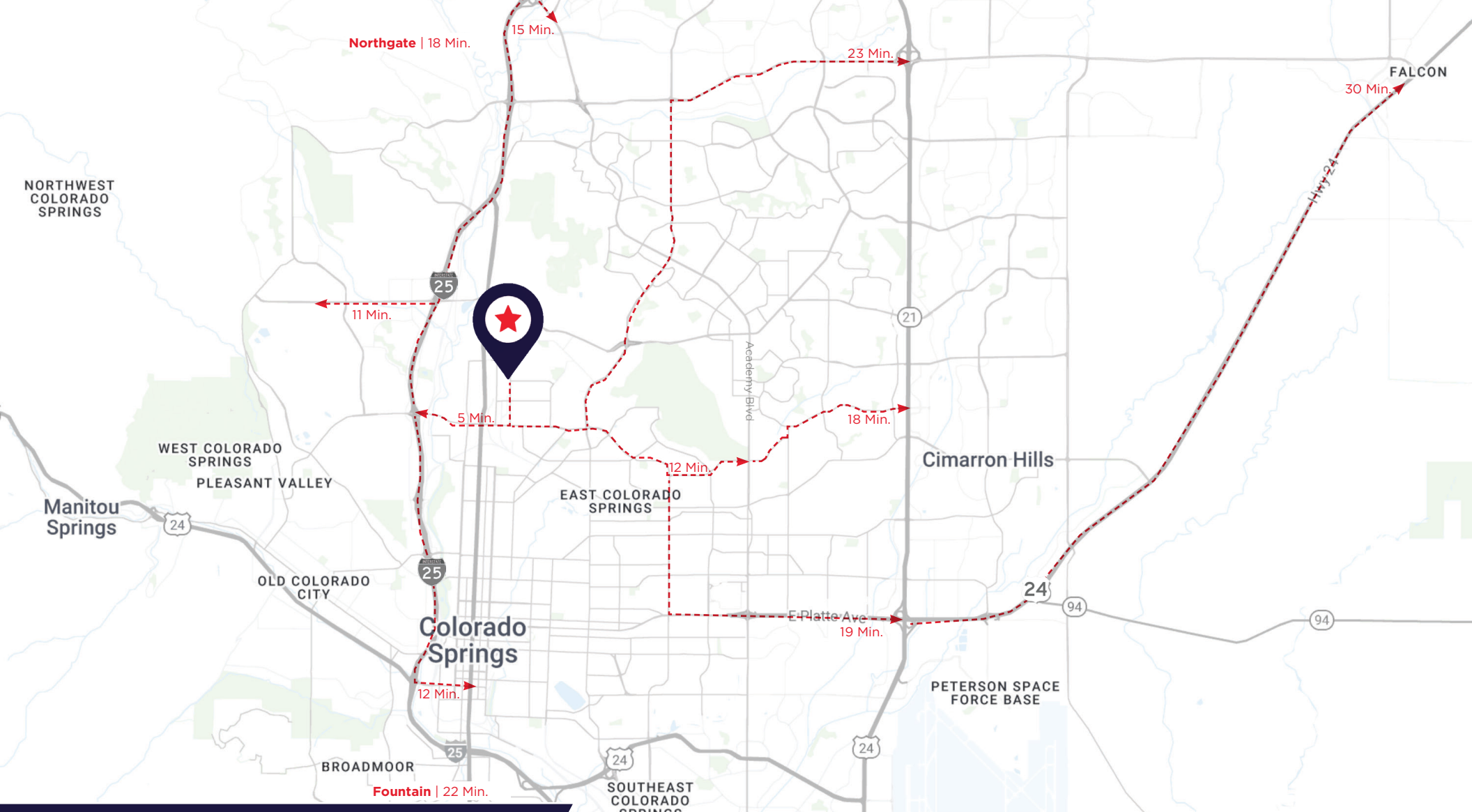




# VICINITY MAP







**FOR MORE INFORMATION, CONTACT:**



**Colorado Springs  
Commercial**

**AARON HORN**

Sr. Managing Director

+1 719 418 4070

ahorn@coscommercial.com

**HEATHER MCKEEN**

Director

+1 719 418 4062

hmckeen@coscommercial.com

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