



Colorado Springs  
Commercial

# ELKTON

## *Business Park*

625-637 Elkton Dr. Colorado Springs, CO 80907

SUITE 631  
**4,500 SF**  
Office/Warehouse  
with Dock-High Door



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### SUITE 631: 4,500 SF

**2,100 SF OFFICE**  
**2,400 SF WAREHOUSE**



**BUILDING SIZE**  
31,500 SF



**TOTAL SITE AREA**  
1.28 Acres



**ZONING**  
PIP2 HS



**SPACE AVAILABLE**  
4,500 SF



**LEASE RATE**  
\$10.50  
PSF/YR/NNN



**NNN**  
\$3.10 PSF/YR  
(2024 Est.)



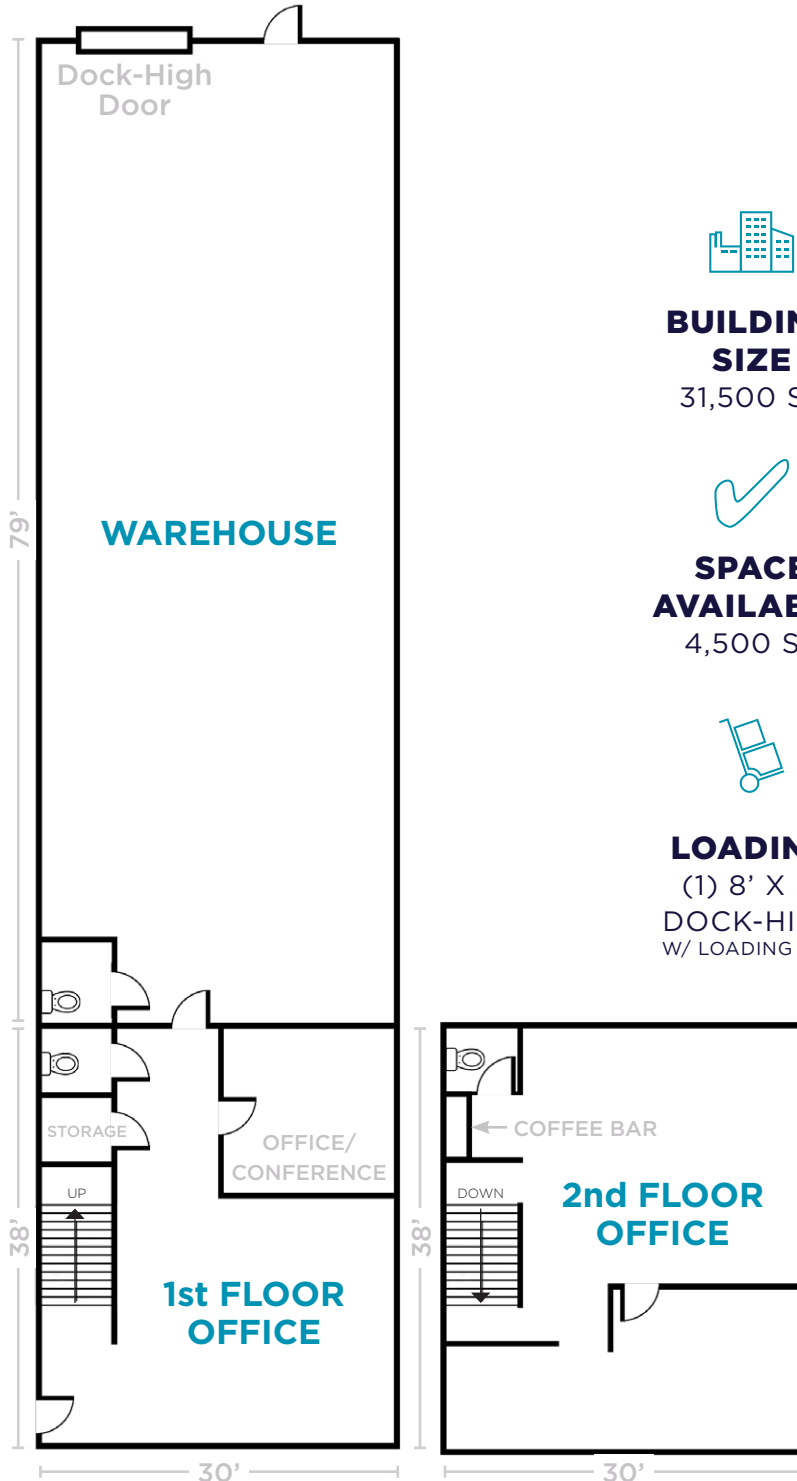
**LOADING**  
(1) 8' X 8'  
DOCK-HIGH  
W/ LOADING PAD



**CLEAR HEIGHT**  
12'-16'



**HVAC**  
IN OFFICE  
GAS FIRED HEAT  
IN WAREHOUSE



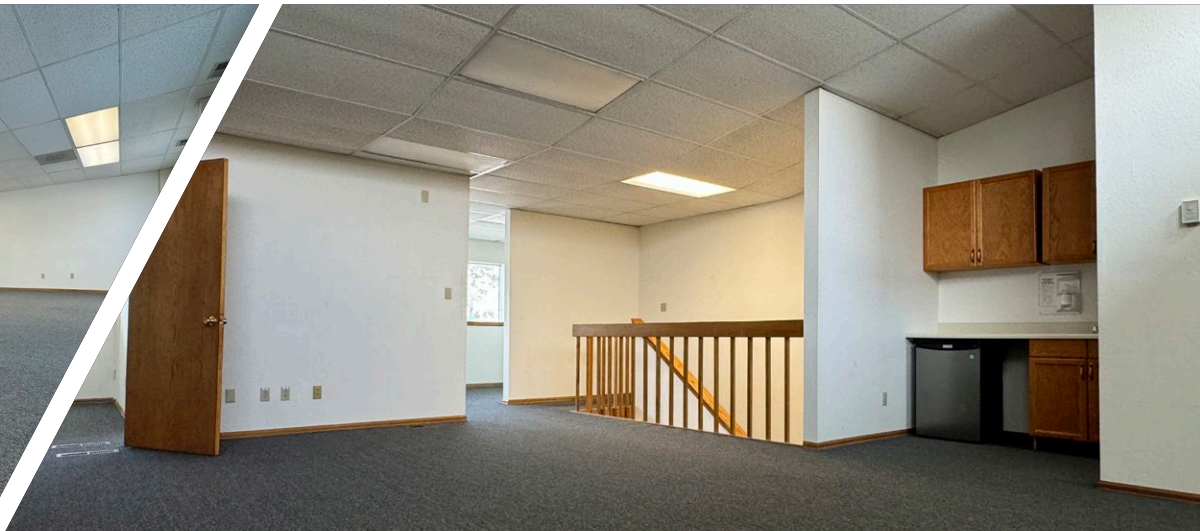
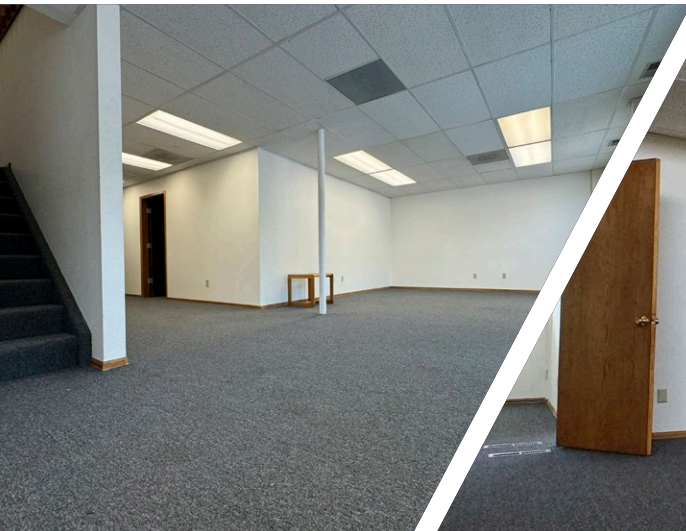
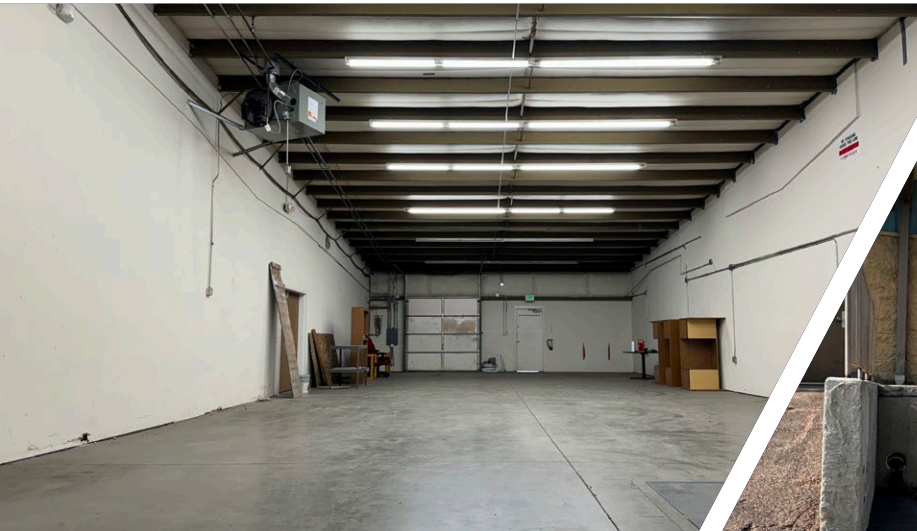
**SLANTED ROOF WITH  
12'-16' CLEAR HEIGHT**

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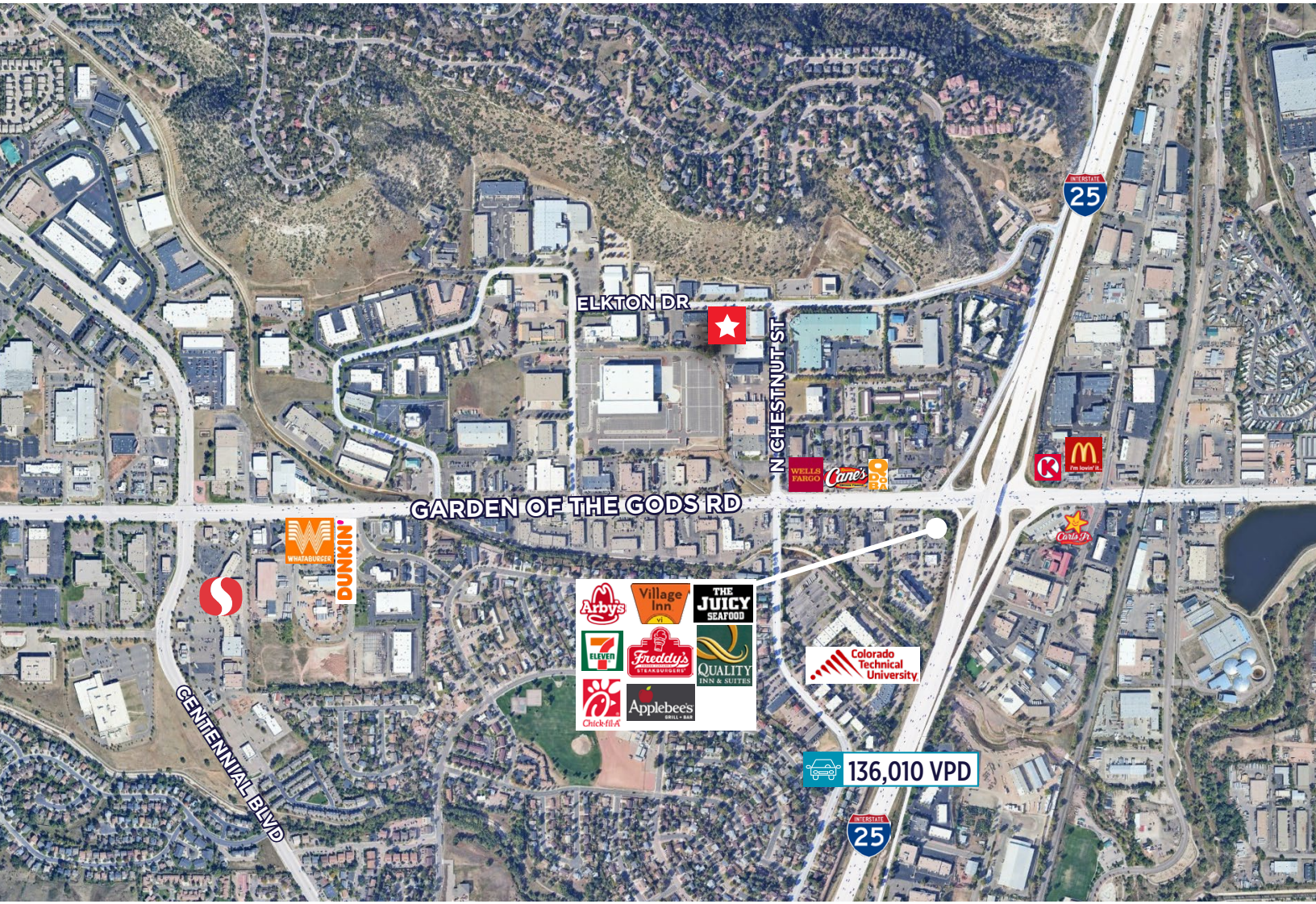
**SUITE 631: 4,500 SF**



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**CUSHMAN & WAKEFIELD**

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