

#### Office/Warehouse | For Lease

Quick access & I-25 visibility

Strategically positioned just off I-25, **3075 Janitell Rd** offers tenants a plug-and-play solution for immediate regional access and strong industrial fundamentals.

With prominent visibility from the interstate and proximity to major transportation corridors, this location is a standout for users prioritizing logistics efficiency and front-facing exposure.

The building is exceptionally well-equipped for distribution or light manufacturing, with 3-phase power, 23' clear height, and multiple dock-high loading positions that streamline operations.

Functional layout, modern construction, and a balanced office-to-warehouse ratio ensure the space meets a wide range of tenant requirements.



**28,771 SF**BUILDING SIZE



2004 YEAR BUILT



**BP**ZONING



23'
CLEAR HEIGHT



YES
FIRE SPRINKLERS



**600A 480/277V 3-PHASE** POWER



(3) 12' X 12' DOCK-HIGHS



**HVAC** in Office Heating in Warehouse



**TENANT EXPENSES:** Utilities & Interior Maintenance, Pro-Rated Snow Removal & Landscaping



**LANDLORD EXPENSES:** Property Taxes, Insurance & Exterior Building Maintenance



\$15.00/RSF MG LEASE RATE



**16,129 SF** AVAILABLE SPACE

WAREHOUSE: 11,910 SF OFFICE: 3,219 SF









### Floor Plan

### Site Plan





DRIVE TIMES **3 Min.** | I-25

20 Min. | Northgate



10 Min. | Downtown COS



16 Min. | COS Airport





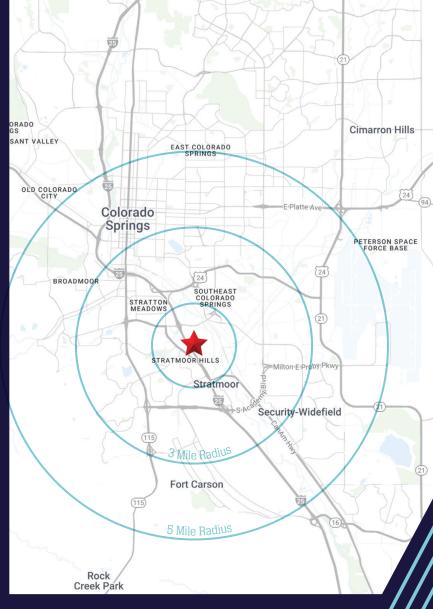
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