



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

3075 Janitell Rd

Colorado Springs, CO 80906

Office/Warehouse | For Lease 16,129 RSF

Quick access & I-25 visibility



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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
TOTAL LOADING



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

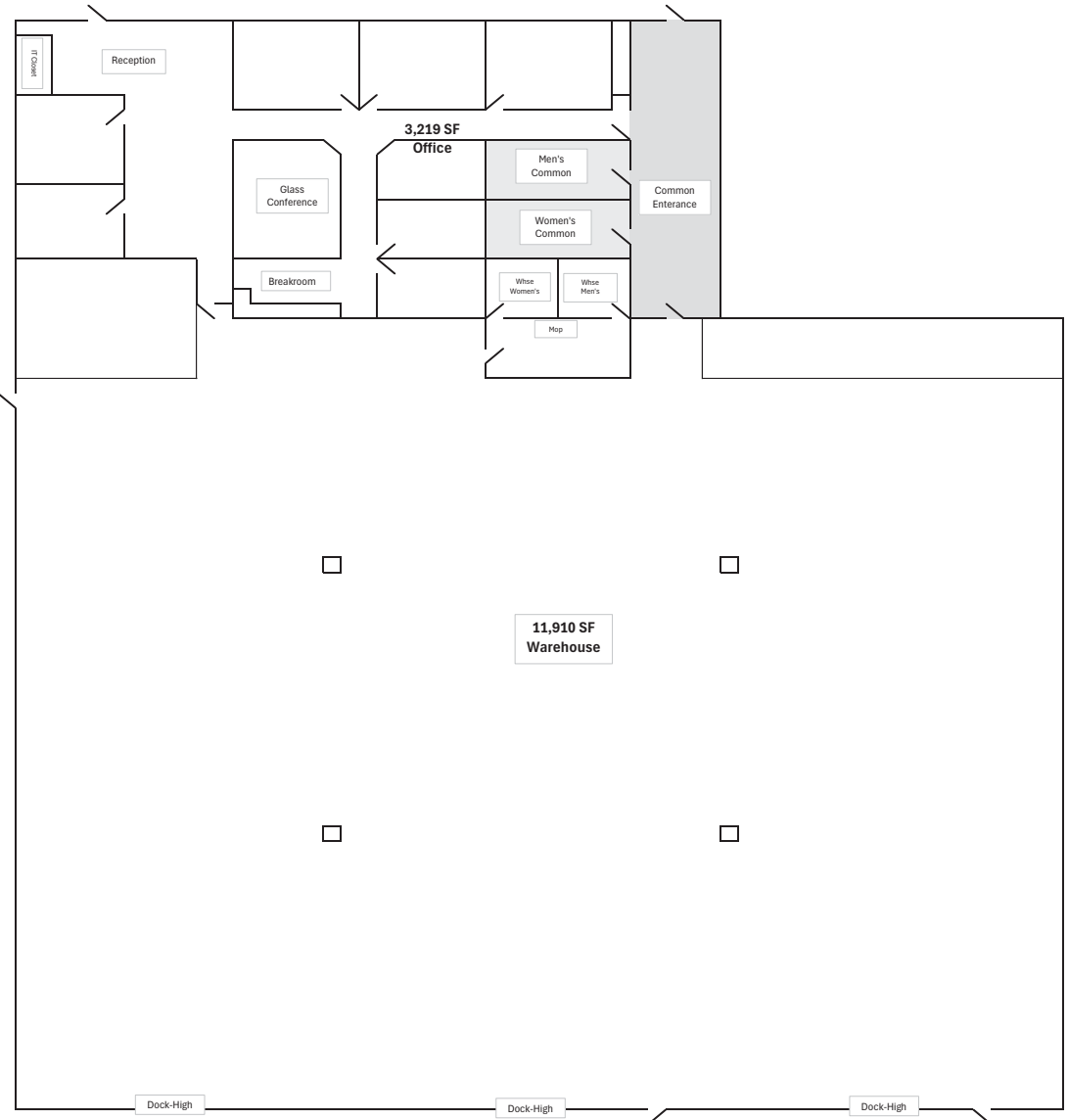


3075 Janitell Rd

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Floor Plan

Site Plan



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**Colorado Springs
Commercial**

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DRIVE TIMES



3 Min. | I-25



20 Min. | Northgate



10 Min. | Downtown COS



16 Min. | COS Airport

