



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial



WESTFIELD

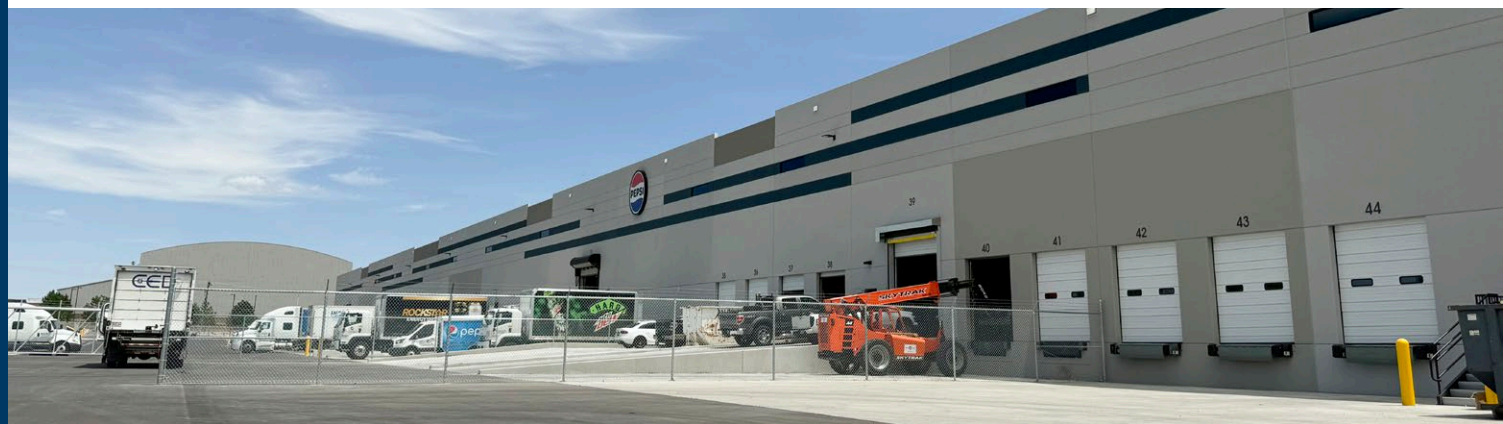
# VAPOR TRAIL

LOGISTICS CENTER  
875 VAPOR TRAIL  
COLORADO SPRINGS, CO 80916



**12,529 SF FOR LEASE**

**NEW CONSTRUCTION CLASS-A INDUSTRIAL**







**12,529 SF**  
AVAILABLE SPACE



**NEGOTIABLE**  
LEASE RATE



**\$4.46/SF/YR NNN**  
NNN RATE (2025 EST.)



**185,900 SF** BUILDING SIZE



**32'** CLEAR HEIGHT



**PIP2 ZONING**



**BUILD TO SUIT** OFFICE AREA



**ESFR** SPRINKLERS



**220' DEEP X 55' WIDE**



**200 AMPS 480V/3PH**





## LOADING

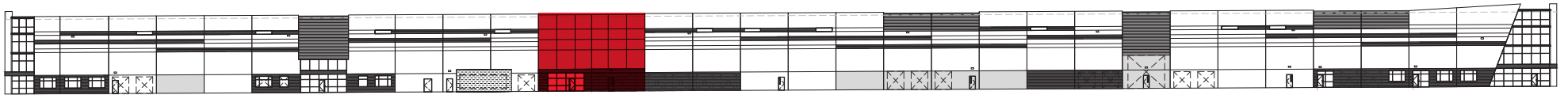
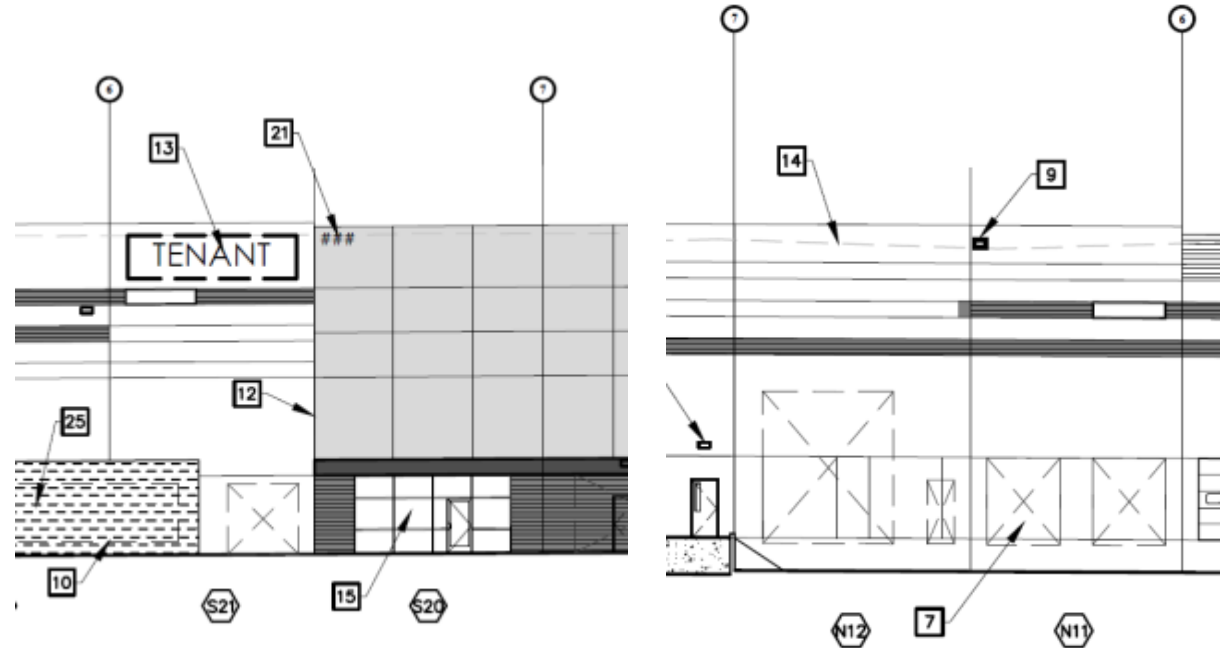
### FRONTAGE

Landlord willing to alter the storefront to allow at-grade roll-up loading

### REAR

Premises contains pre-engineered knock out panels for the addition of :  
(2) - 9'x'10' DH positions  
(1)- 12'x14' ramped drive-in.

Truck court access is currently limited, but Landlord is willing to negotiate for dedicated access.







## LEASING ADVISORY TEAM



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WAKEFIELD**

**Colorado Springs  
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**I-25**  
10 minutes

**COS Airport**  
9 minutes

**Downtown**  
17 minutes

**Powers & Interquest**  
20 minutes

**Schriever AFB**  
25 minutes

**Denver**  
1 hour

**Peterson AFB**  
7 minutes

**Fort Carson**  
20 minutes