



Colorado Springs
Commercial

7,000 SF FOR LEASE | OFFICE/WAREHOUSE



SECURED OUTDOOR STORAGE

7755 GARY WATSON PT
COLORADO SPRINGS, CO 80915

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7755 Gary Watson Pt offers a clean, well-maintained new construction building with a rare ± 0.57 -acre secured outdoor storage yard. The property provides efficient functionality for users needing a blend of building space and fenced yard—ideal for contractors, service providers, and businesses that rely on vehicle or equipment storage.

**BUILDING SIZE**

7,000 SF

**OFFICE AREA**

$\pm 1,800$ SF

**YEAR BUILT**

2021

**LEASE RATE**

\$17.00 per SF NNN

**EXPENSES**

\$4.85/SF
(2025 EST.)



ZONING
CS CAD-O



SITE AREA
.95 AC



**OUTDOOR
STORAGE**
.57 AC



CLEAR HEIGHT
15'



LOADING
(1) 12'X14' (1) 14'X14'
DRIVE-IN OHD'S

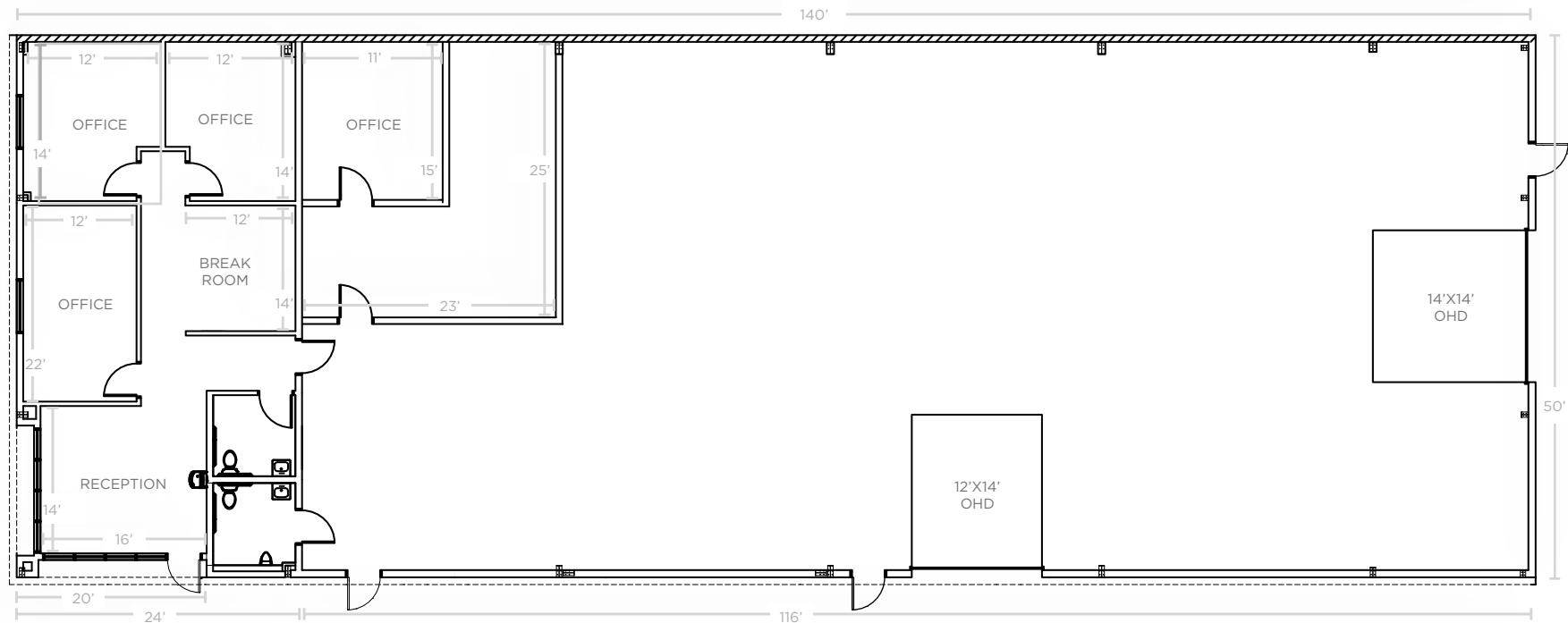


POWER
200A 208/120V
3PHASE

SECURE YARD. NEW CONSTRUCTION. GROWING ROOFTOPS.



FLOOR PLAN



Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.



DRIVE TIMES

 15 Min. | COS Airport

 23 Min. | I-25

 20 Min. | Downtown COS

 26 Min. | Northgate

CONTACT



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Commercial**

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