



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.

Located near ongoing new housing construction, the site is positioned to benefit from continued residential growth and an expanding customer and labor base in the immediate area. With its modern improvements, secured yard, and “move-in ready” feel, 7755 Gary Watson Pt is a compelling option for tenants seeking quality space in a growing part of town.



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'

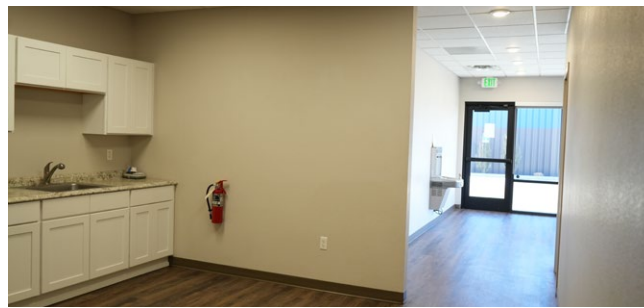


LOADING
(1) 12'X14' (1) 14'X14'
DRIVE-IN OHD'S

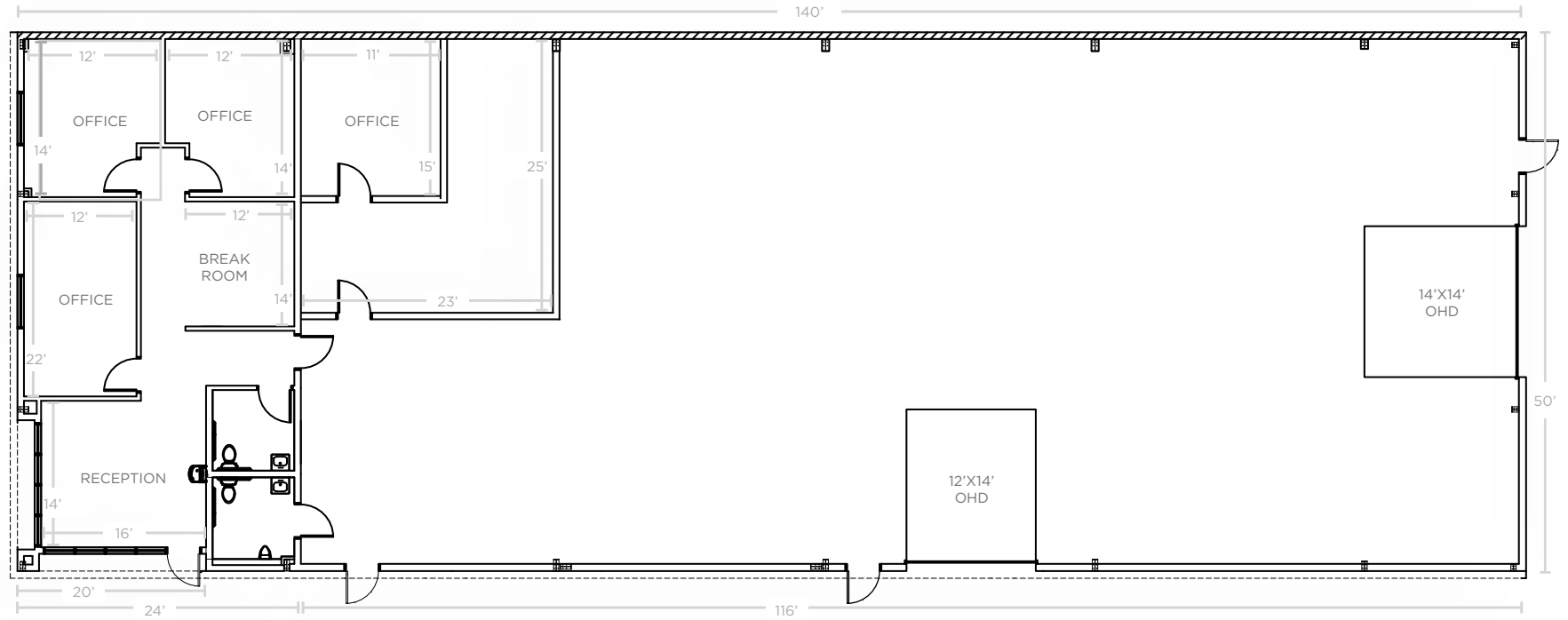


POWER
200A 208/120V
3PHASE

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



20 Min. | Downtown COS



23 Min. | I-25



26 Min. | Northgate

CONTACT



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