



#1120CD  
4,442 SF  
OFC/WHS

# GARDEN PARK INDUSTRIAL

1110-1120 ELKTON DR.  
COLORADO SPRINGS, CO 80907



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

4,442 SF  
OFC/WHS



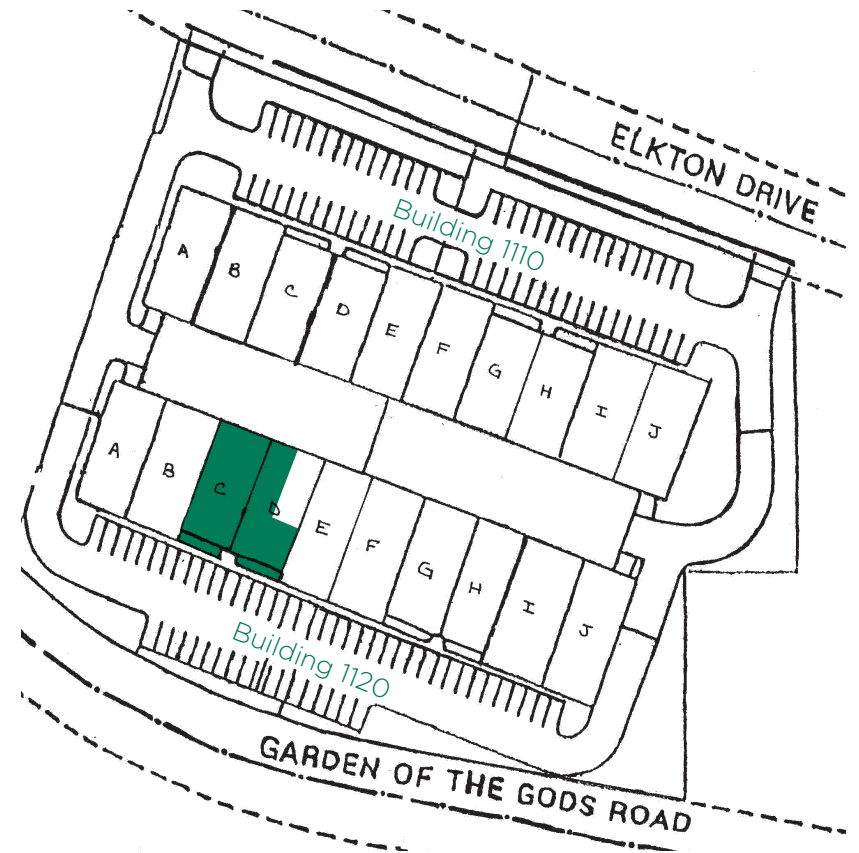
## PROPERTY FEATURES

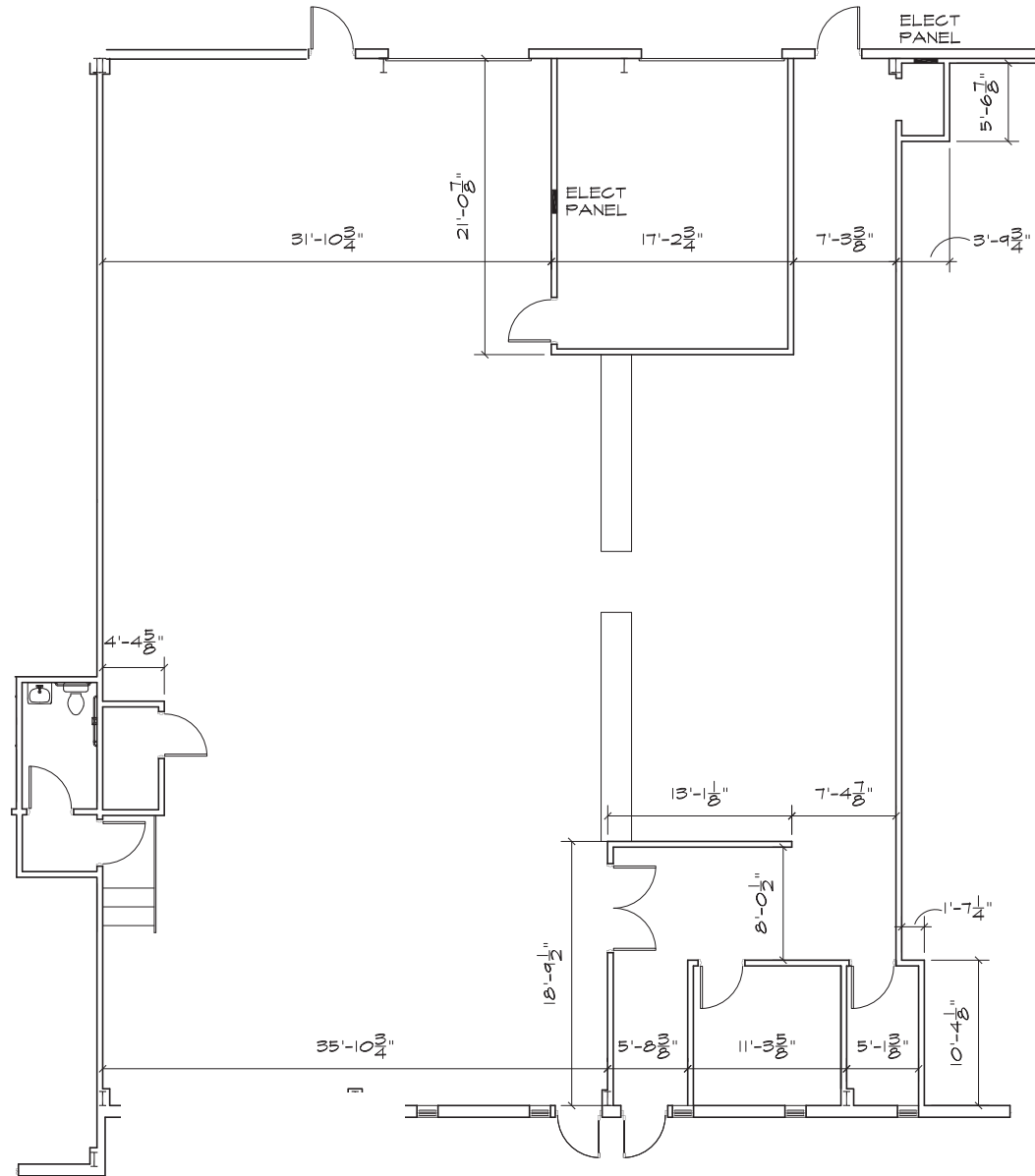
<b>BUILDING SIZE</b>	57,009 SF
<b>PARKING</b>	1.8/1,000 RSF
<b>LEASE RATE</b>	\$12.50/SF/YR NNN
<b>NNN EXPENSES</b>	\$4.70/SF (2025 EST.)
<b>CLEAR HEIGHT</b>	16'
<b>DOORS</b>	(1) 10'X12' DRIVE-IN PER BAY
<b>ZONING</b>	PIP2

**AVAILABLE  
SPACE**

Building  
**1120**

**Suite C & D 4,442 SF**





BUILDING 1120 | **SUITE C, D**  
4,442 SF



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
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5 MINUTES TO  
I-25



12 MINUTES TO  
DOWNTOWN



22 MINUTES TO  
AIRPORT