



**#3304**

**±2,400 -  
7,000 SF**

Approx.  
Gross monthly rent  
**\$3,258 -  
\$9,500/mo**

# Adobe Court BUSINESS PARK

3302-3368 ADOBE COURT COLORADO SPRINGS, CO 80907



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

**A & B BLOCK**

**FOR LEASE | WELL-LOCATED  
SMALL BAY INDUSTRIAL UNITS**

# FOR LEASE | INDUSTRIAL JUST MINUTES FROM I-25

Adobe Court Business Park offers rare small bay industrial space in the heart of Colorado Springs. With 16'-18' clear heights, drive-in loading doors, and flexible suite configurations, this property is ideal for light industrial or flex users.

On-building signage is available for enhanced visibility, and the L1 zoning supports a wide range of industrial uses. Centrally located with immediate access to I-25 and major arterial roads, Adobe Court provides excellent connectivity across the city.

 **\$12.50/RSF NNN**  
LEASE RATE **A & B BLOCK**

 **\$3.79/SF** (2025 EST)  
EXPENSES **A & B BLOCK**

 **16'-18'**  
CLEAR HEIGHT

 **(1) 10' x 12' OHD**

 **L1**  
ZONING

 **1:1,000 RSF**  
PARKING

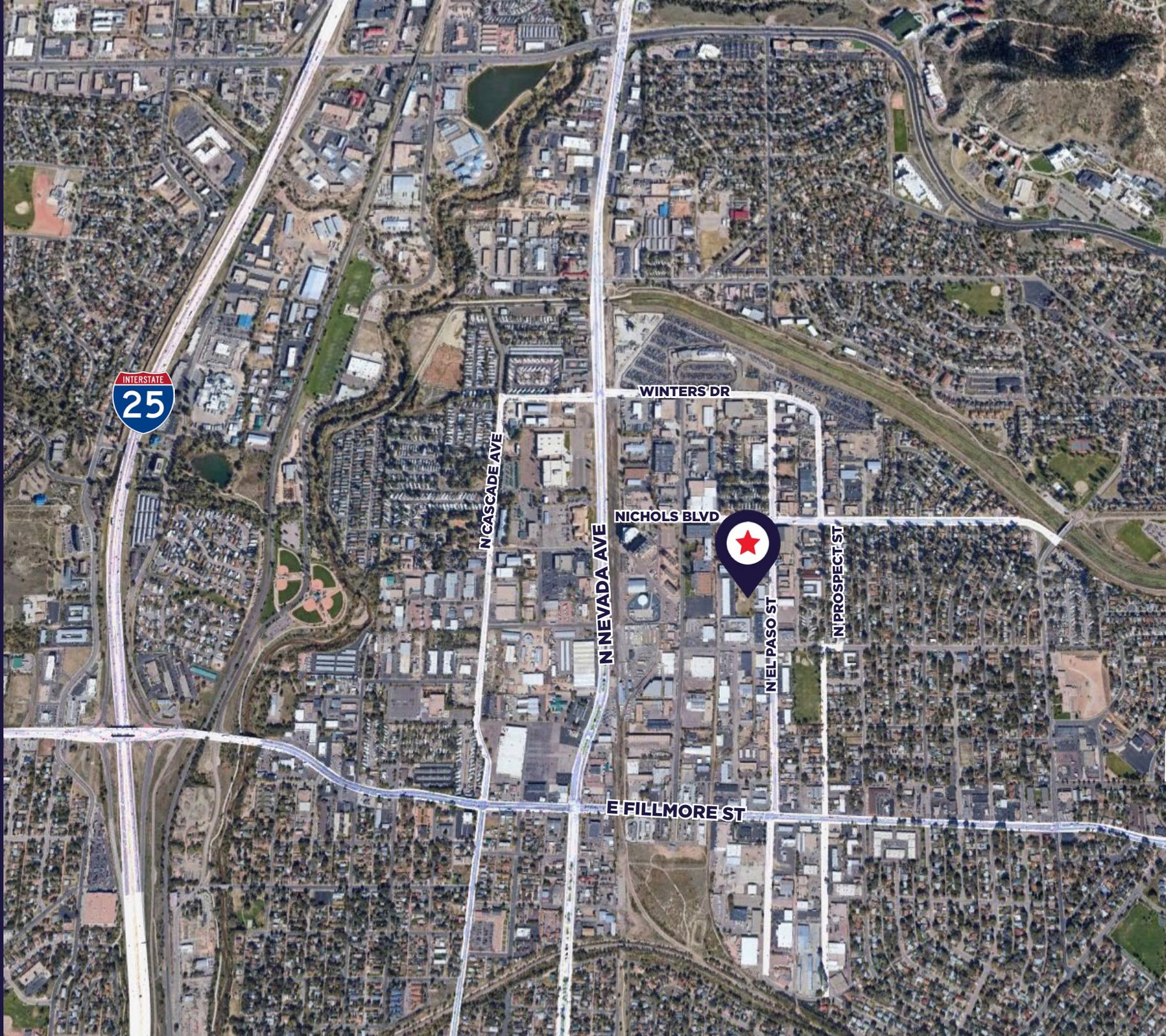
 **ON BUILDING SIGNAGE**  
AVAILABLE

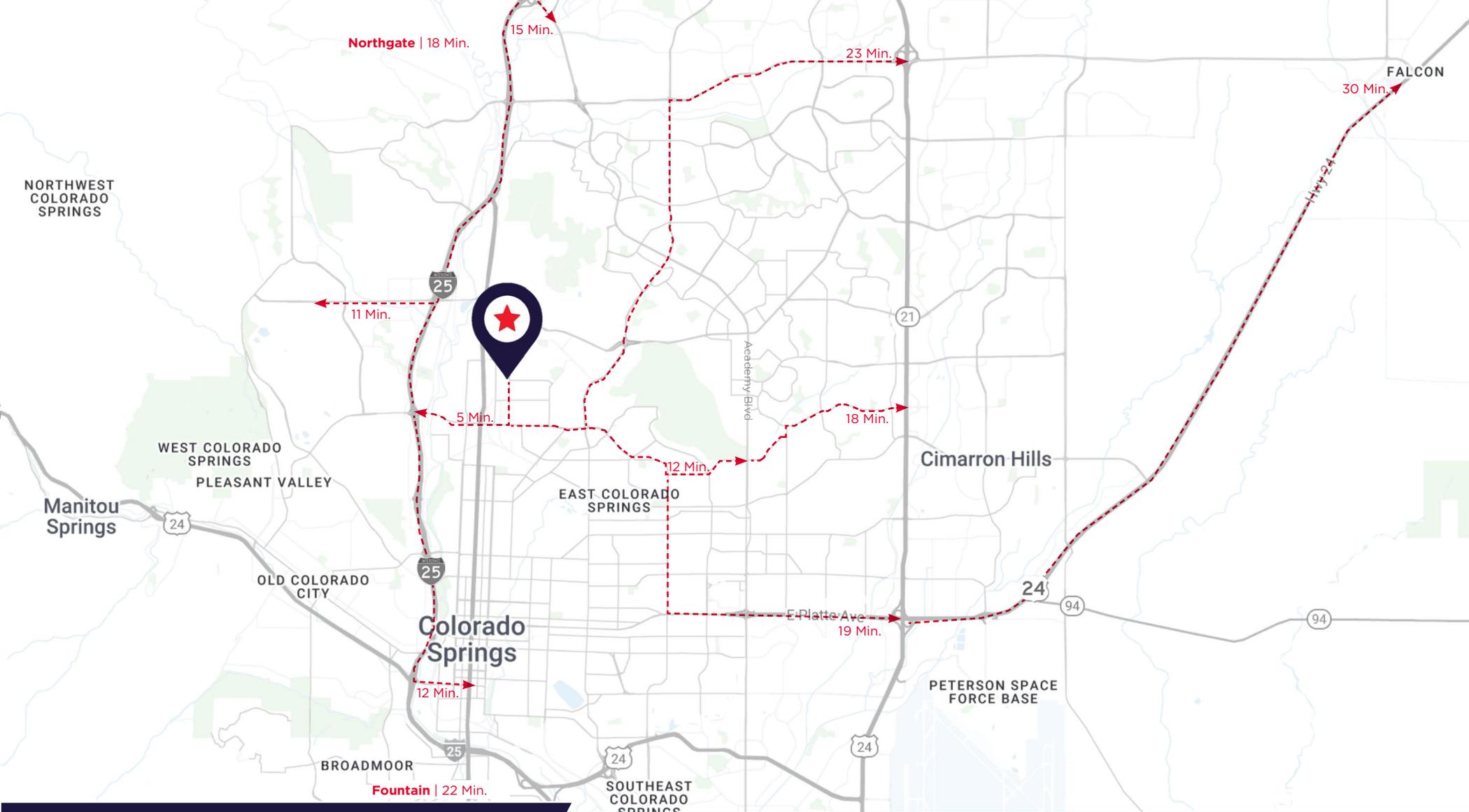


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# VICINITY MAP





**FOR MORE INFORMATION, CONTACT:**



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