



#3304
±1,900 SF
 Approx.
 Gross monthly rent
\$2,522/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**



\$3.43/SF (2026 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



#3304

±1,900 SF

Approx. Gross monthly rent
\$2,522/mo

Power: 3Phase 125A

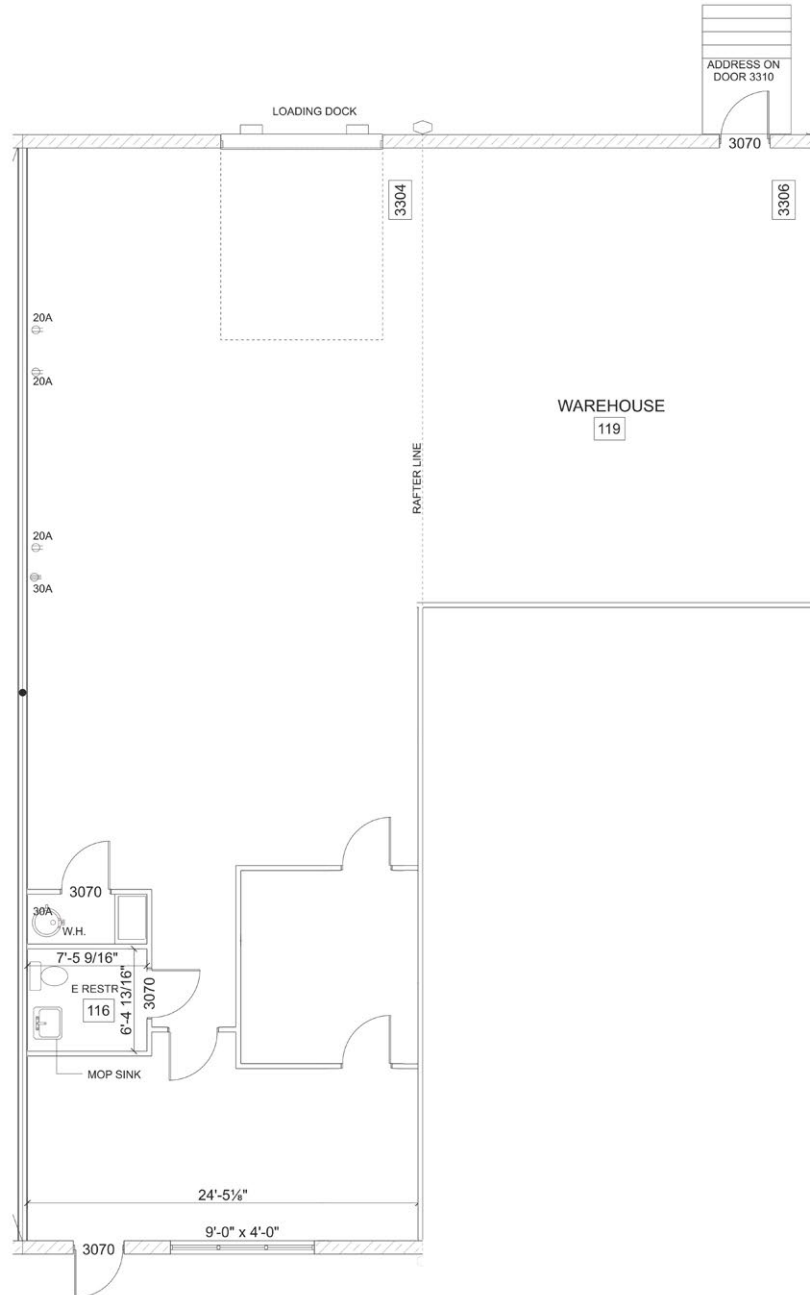
FLOOR PLANS

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.

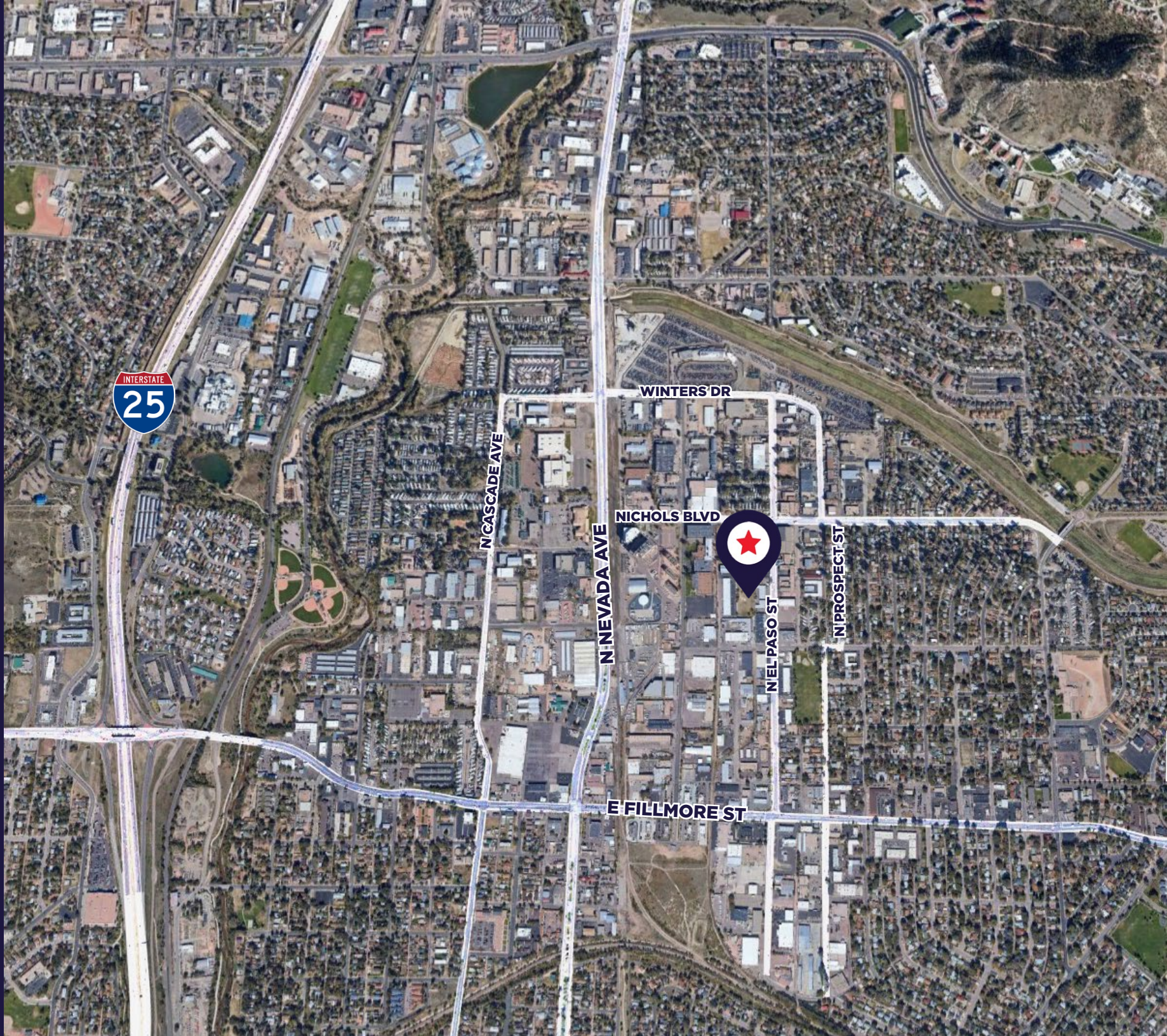
SUITE 3304

±1,900 SF AVAILABLE NOW

Power: Suite 3304 has 3Phase 125A



VICINITY MAP



WINTERS DR

NICHOLS BLVD

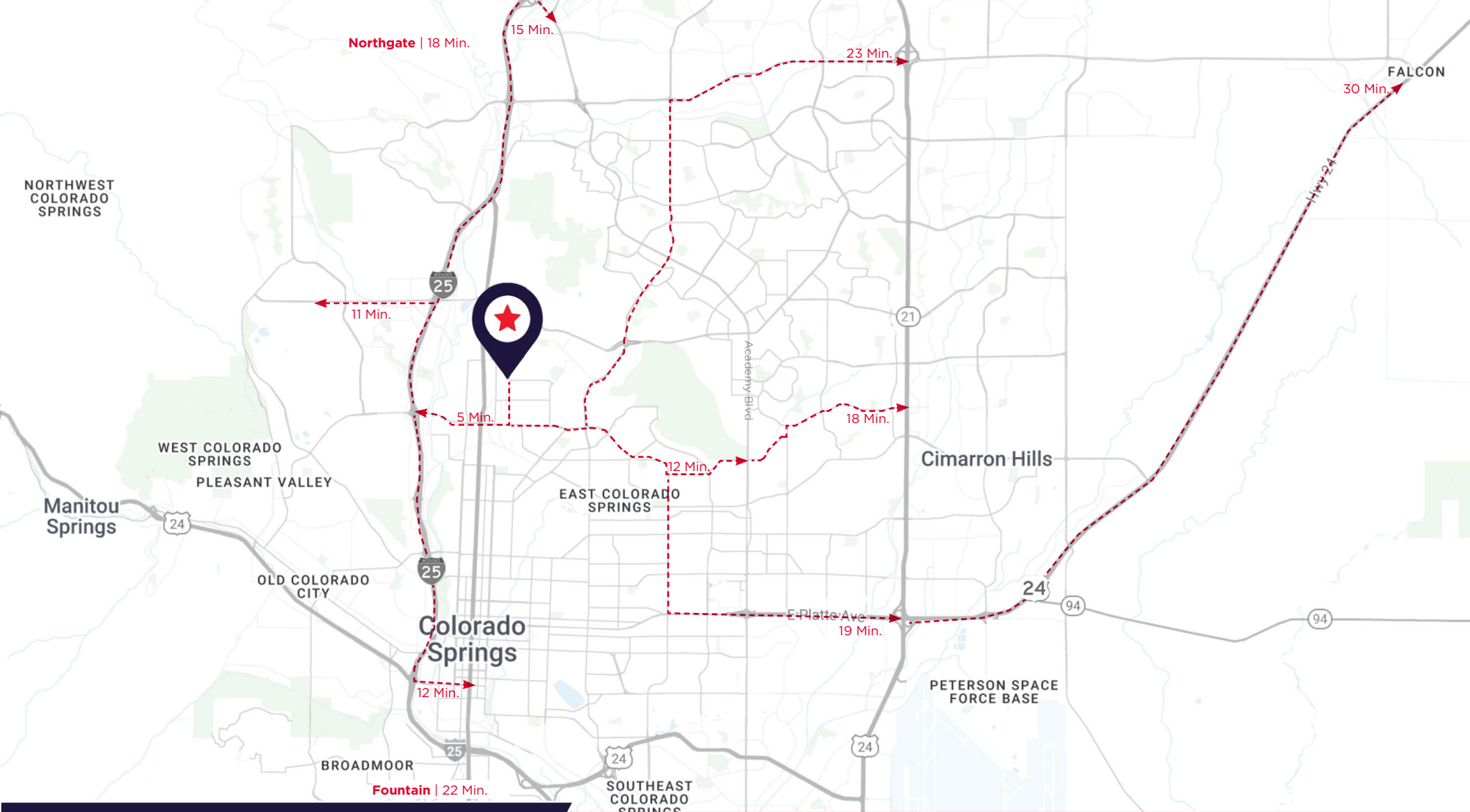
N CASCADE AVE

N NEVADA AVE

N EL PASO ST

N PROSPECT ST

E FILLMORE ST



FOR MORE INFORMATION, CONTACT:



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Commercial**

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