



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



BRENNAN
INVESTMENT GROUP

RUSTIC HILLS COMMERCE CENTER

NEC NORTH ACADEMY BLVD & PALMER PARK BLVD

LIGHT INDUSTRIAL • OFFICE/WAREHOUSE • FLEX • DISTRIBUTION • RETAIL • SHOWROOM

FOR LEASE | **46,450-92,921 SF**





BUILDING STANDARD FINISHES

AVAILABLE SPACE 46,450-92,921 SF

LEASE RATE Starting at \$11.50 PSF NNN

EXPENSES \$2.75 per RSF (2026 Est.)

CLEAR HEIGHT 18 FT

POWER Three-phase

FIRE SUPPRESSION Yes

LOT SIZE 23 AC

ZONING M1/CR CU SS

FEATURES:

- Fully Renovated 2023
- Attractive Finishes
- High Visibility
- Convenient Access
- High Passenger Vehicle Ratio
- Truck Parking Available
- Multiple Loading
- Building Signage Available
- Professionally Managed

SITE PLAN



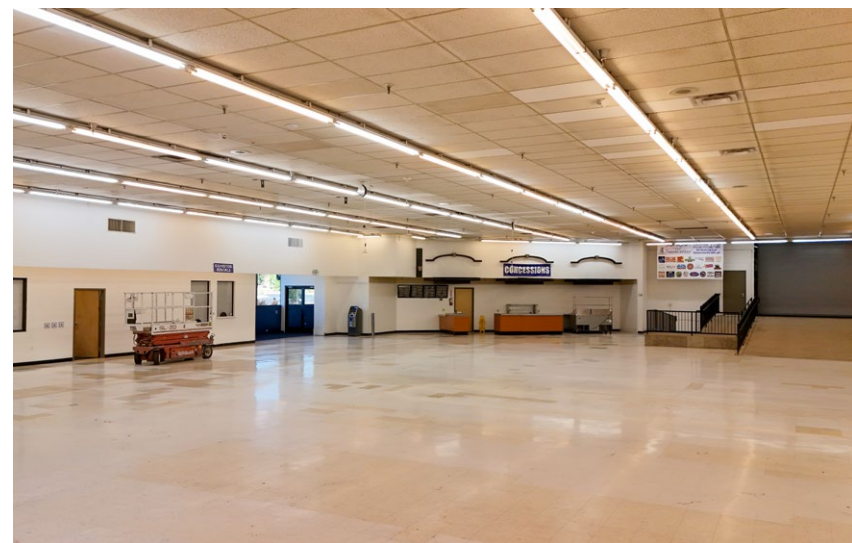
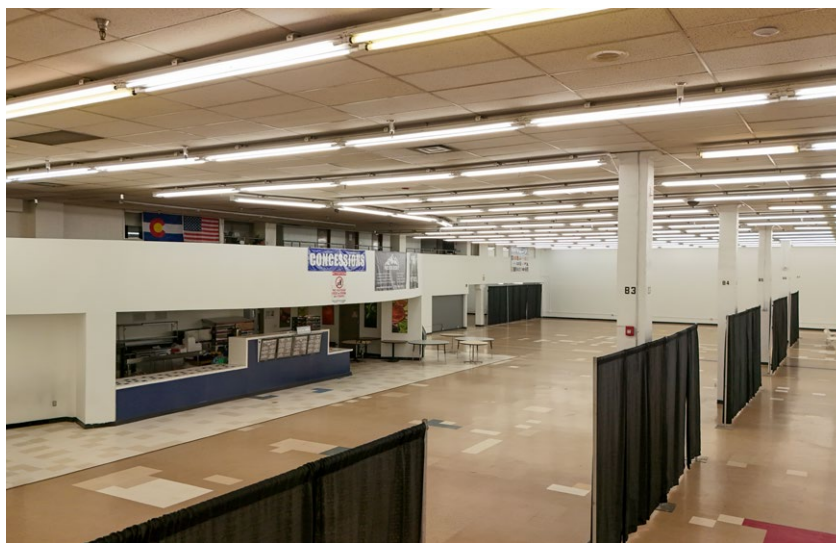
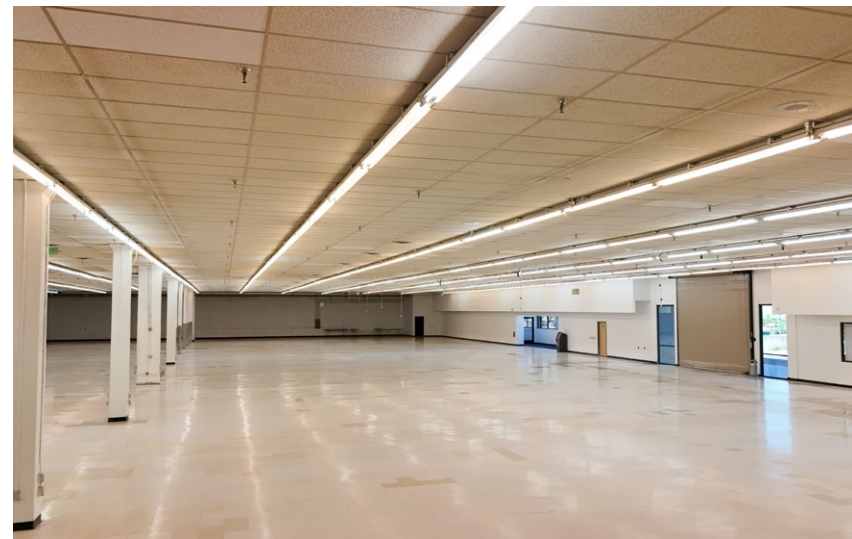


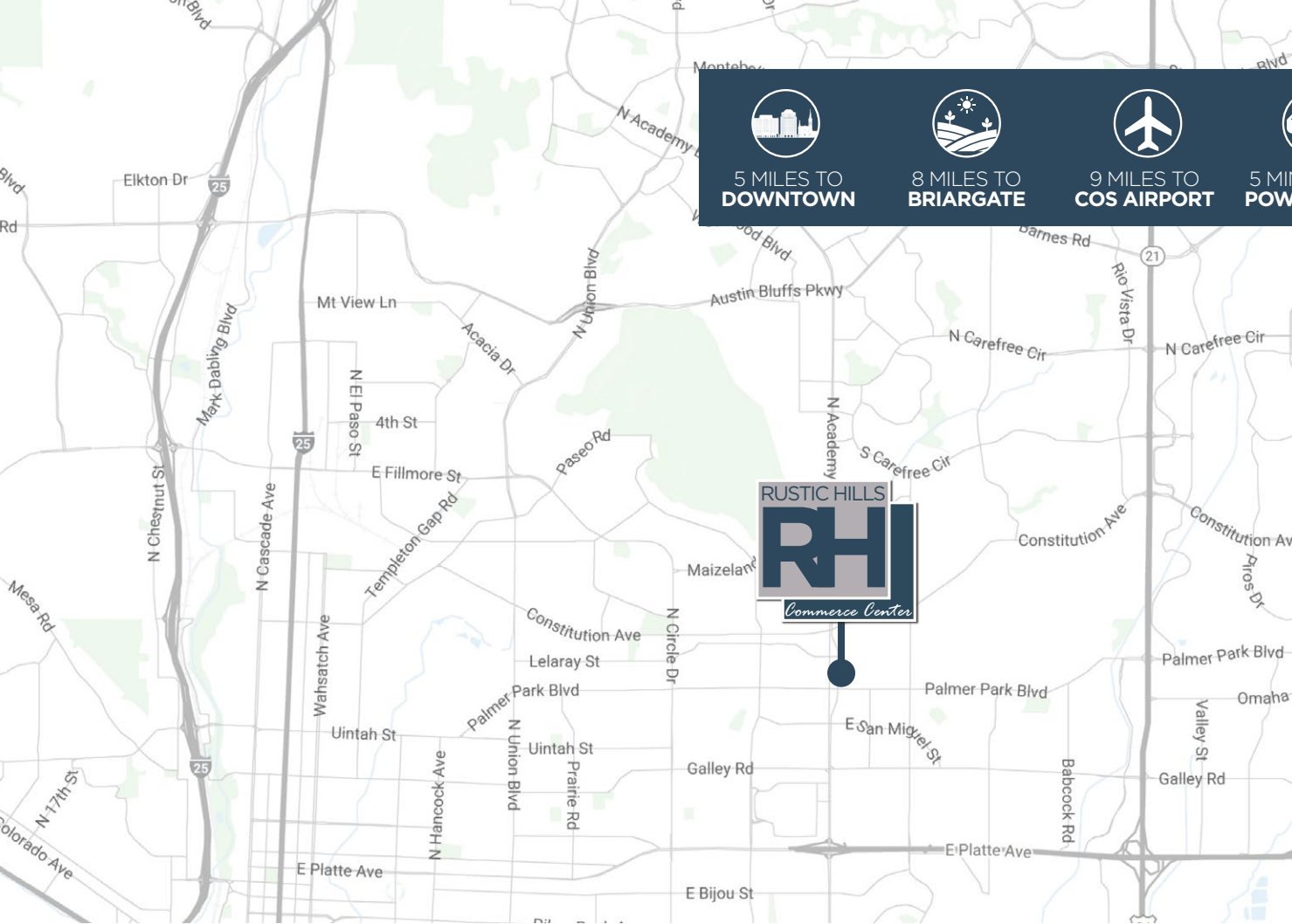
46,450-
92,921 SF

IMPROVEMENTS
COMING

**EVENT
CENTER**
AVAILABLE
FOR LEASE

MARCH
2027







5 MILES TO
DOWNTOWN



8 MILES TO
BRIARGATE



9 MILES TO
COS AIRPORT



5 MINUTES TO
POWERS BLVD



4 MINUTES TO
PLATTE AVE



12 MINUTES TO
I-25

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CONTACT

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