CUSHMAN & WAKEFIELD | Colorado Springs Commercial

BRENNAN INVESTMENT GROUP

RUSTIC HILLS COMMERCE CENTER

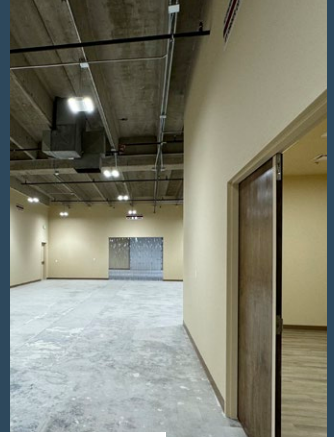
NEC NORTH ACADEMY BLVD & PALMER PARK BLVD

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	$3.75 per RSF (2026 Est.)
CLEAR HEIGHT	15-18 FT
POWER	2500A 10/208V Three-phase
FIRE SUPPRESSION	Yes
LOT SIZE	23 AC
PARKING	333 Spaces
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



RUSTIC HILLS

RH

Commerce Center

46,450-
92,921 SF

IMPROVEMENTS
COMING

EVENT CENTER AVAILABLE FOR LEASE

MARCH
2027


DOCK-HIGH LOADING DOOR


DRIVE-IN LOADING DOOR

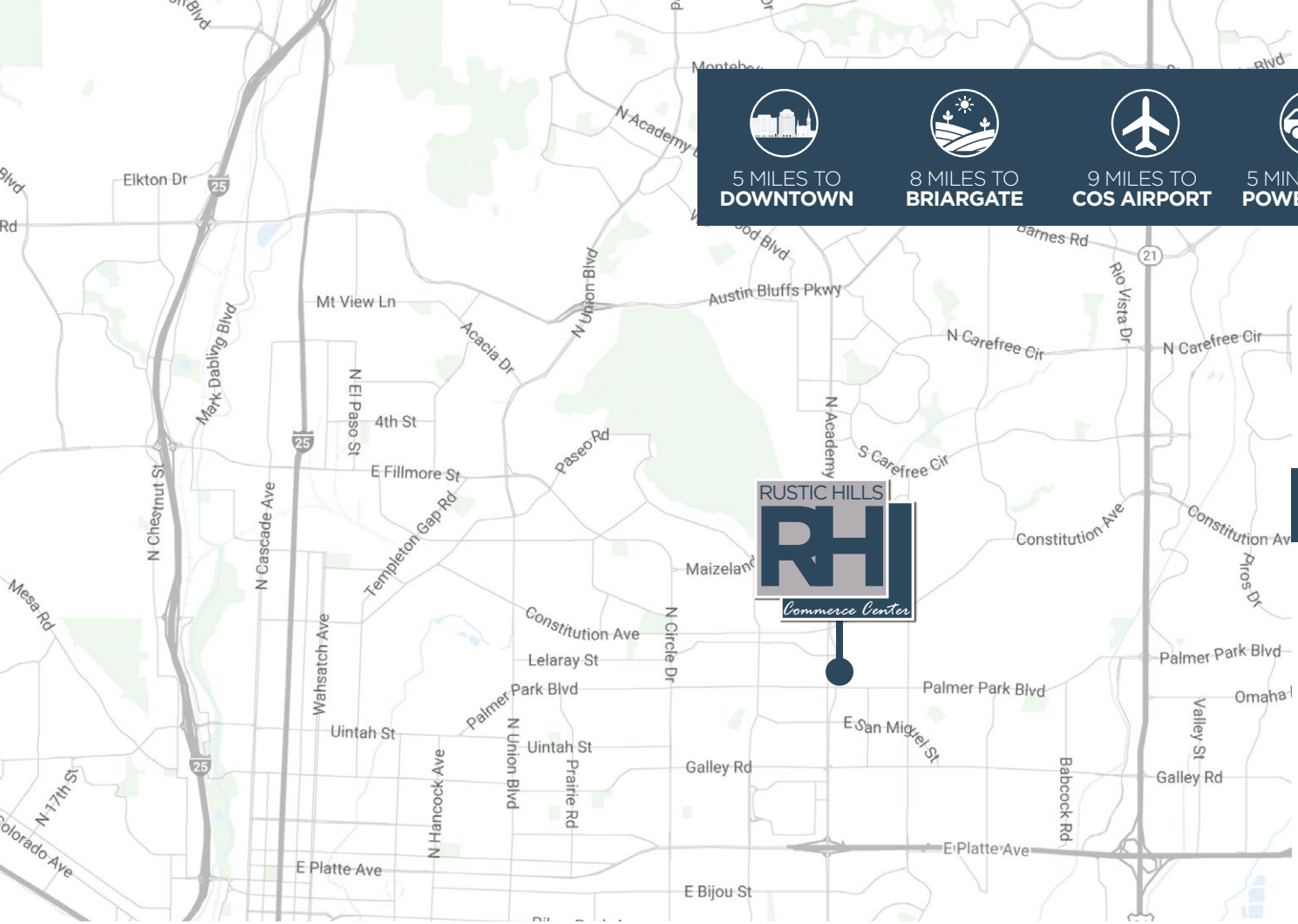












5 MILES TO **DOWNTOWN**

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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