


# Adobe Court
## BUSINESS PARK

**3372 ADOBE COURT** COLORADO SPRINGS, CO 80907

CUSHMAN & WAKEFIELD | Colorado Springs Commercial

## C 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.

**$14.50/RSF NNN**
LEASE RATE **C BLOCK**

**$4.36/SF** (2026 EST)
EXPENSES **C BLOCK**

**18’**
CLEAR HEIGHT

**(1) 10’ x 12’ OHD**

**L1**
ZONING

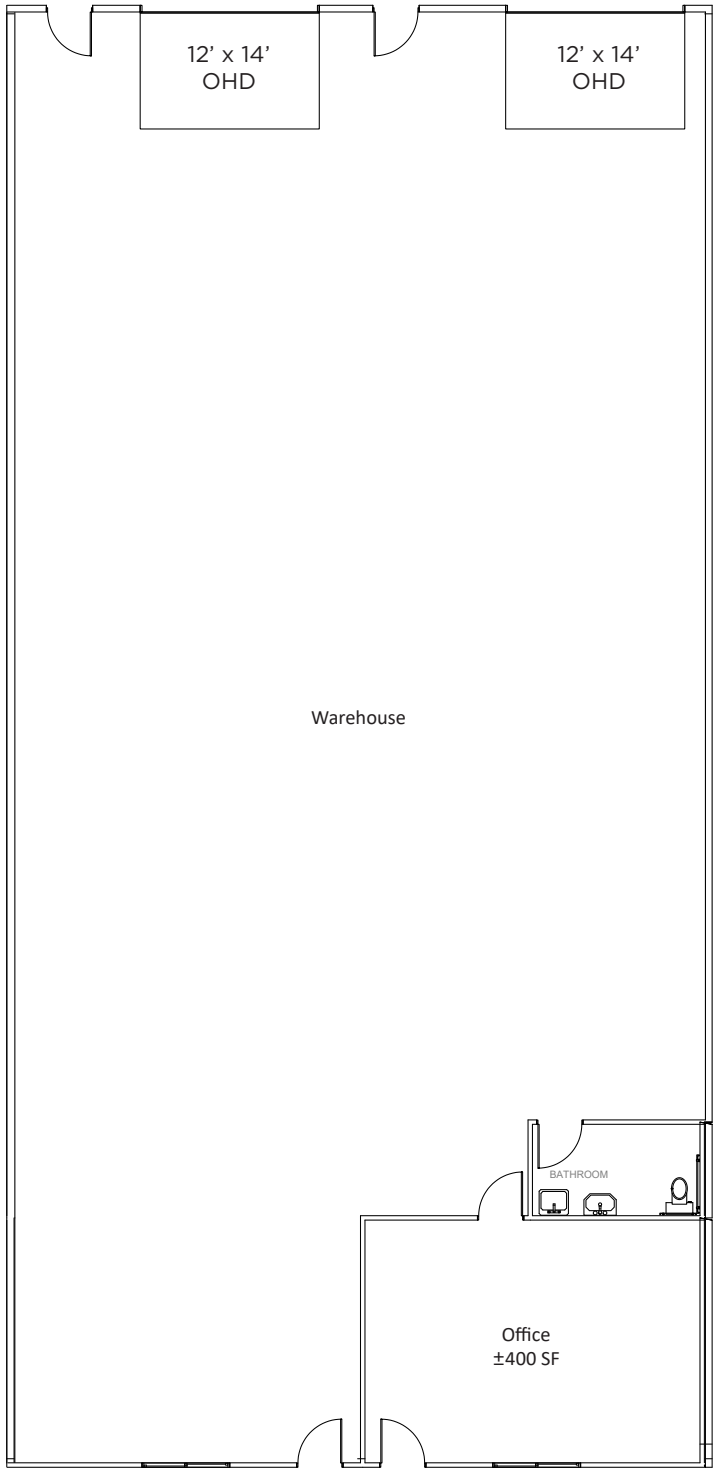
**1:1,000 RSF**
PARKING

ON BUILDING SIGNAGE AVAILABLE



# FLOOR PLANS

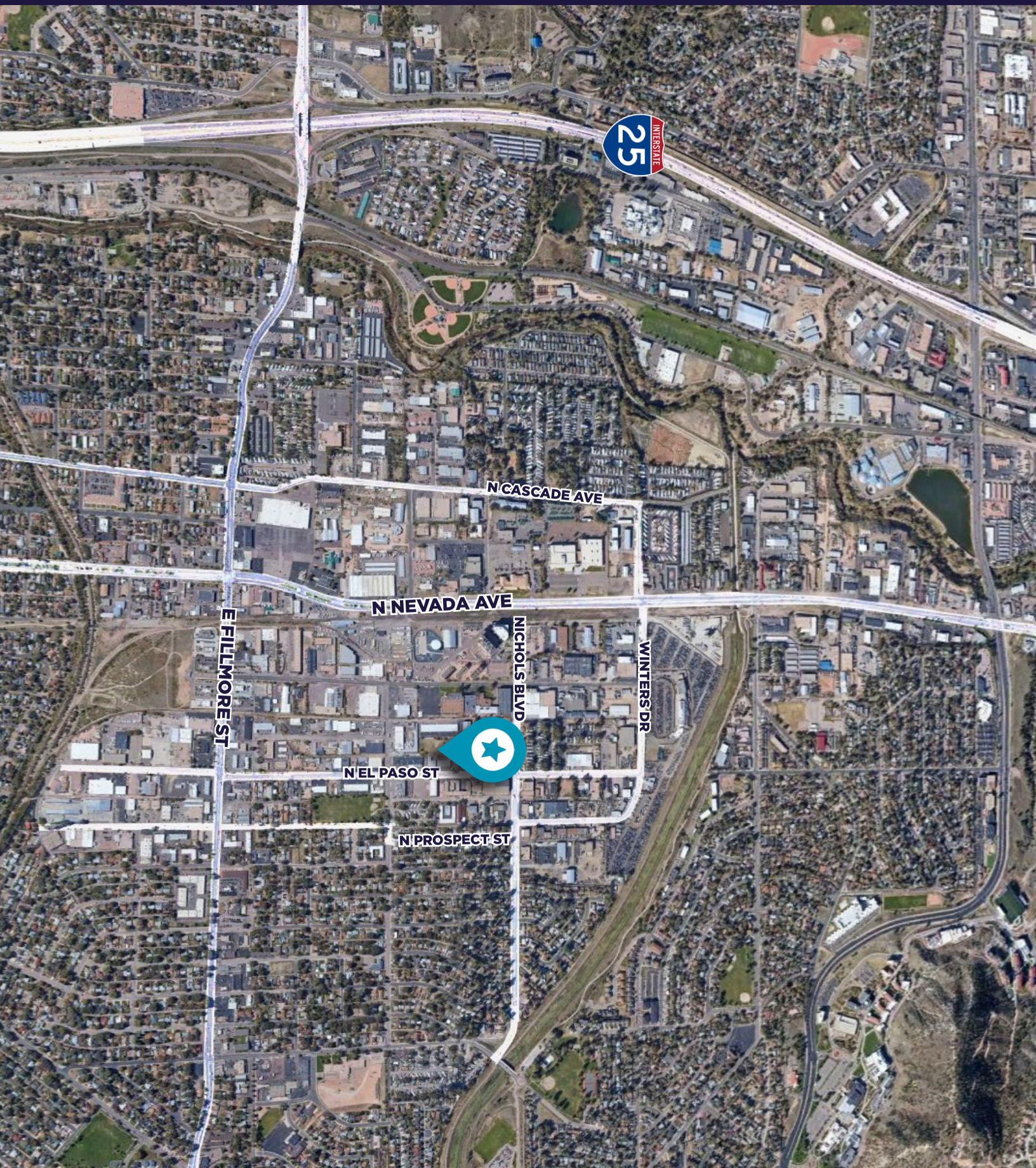
Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.

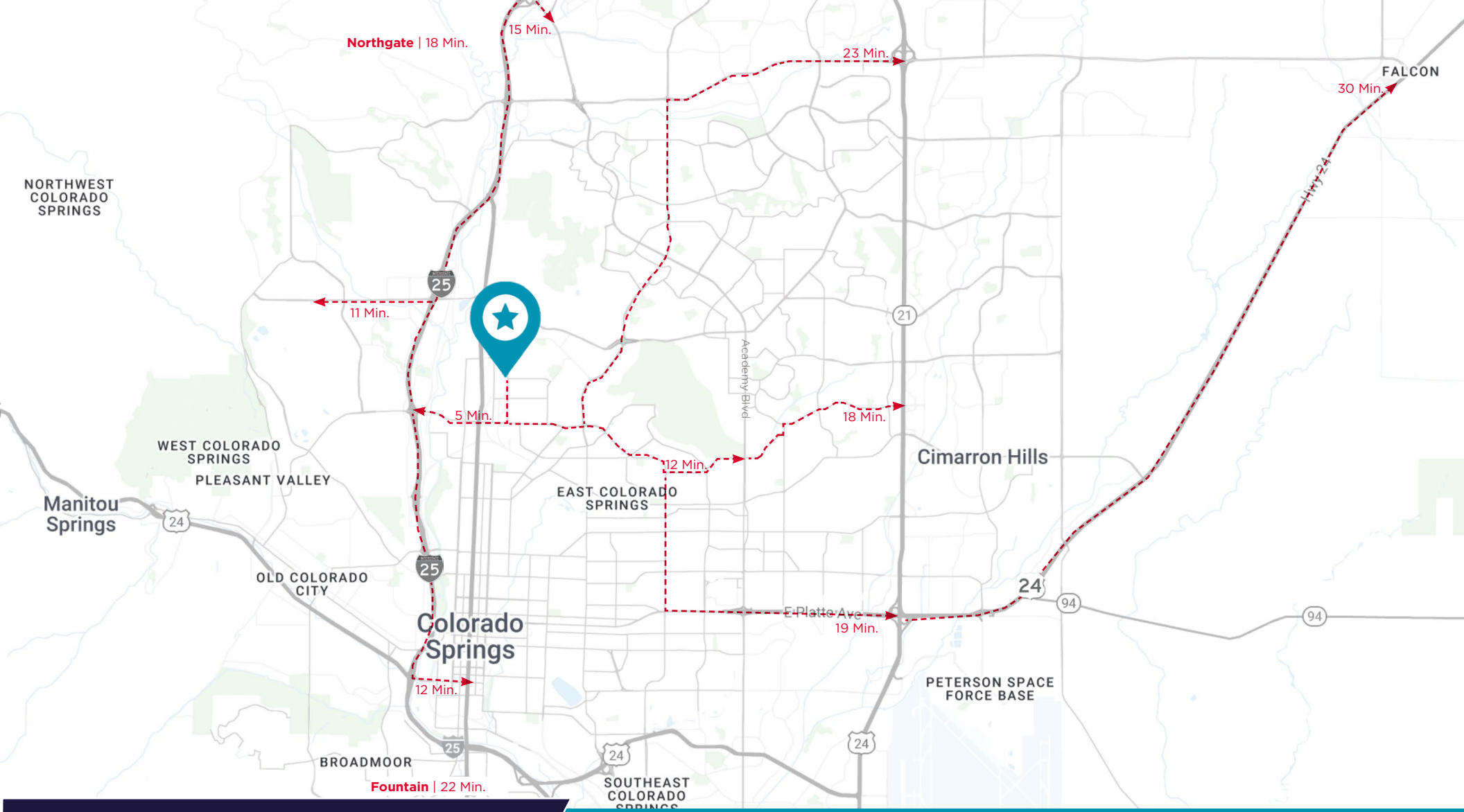



## 3372 ADOBE CT # 100-105

4,800 SF

# VICINITY MAP






## FOR MORE INFORMATION, CONTACT:

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