

2570 ZEPPELIN ROAD

COLORADO SPRINGS, CO 80916

CBRE

Developed By:



NEW CONSTRUCTION

**AVAILABLE FOR
OCCUPANCY**

Q1 2018

BUILDING

131,040 SF

AVAILABLE

43,680 SF
(DIVISIBLE)

CONTACTS

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CBRE is pleased to present for lease the 43,680 SF spec suite at 2570 Zeppelin Road. This asset is the premier tilt-up Class-A industrial building in Colorado Springs designed and built specifically for warehouse and distribution users as a front park, rear load design with 30' clear height, ESFR fire suppression, abundant natural light via clerestory windows, and full-access routes for 53' trailers. This state-of-the-art facility is under construction and will be delivered for occupancy in Q1 2018 and will provide tenants with building signage facing Powers Boulevard. Turn-key tenant finishes can be provided with office and restroom packages to tenant specifications.

BUILDING FEATURES

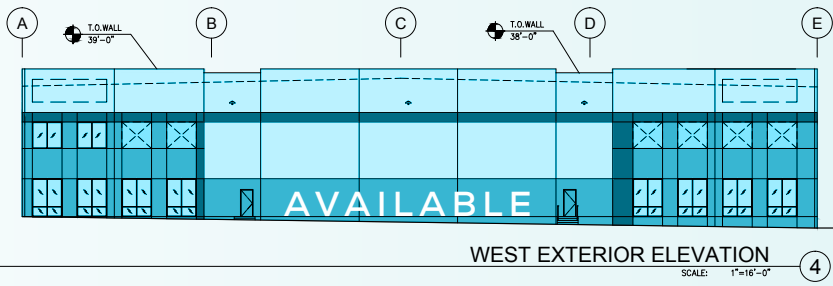
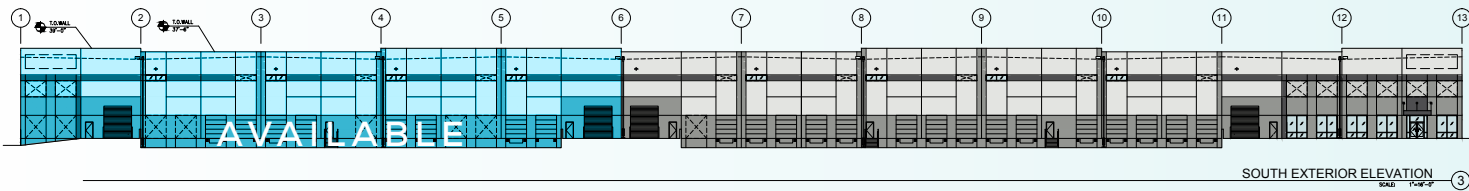
TOTAL SF:	131,040	ZONING:	PIP-2
AVAILABLE SF:	43,680	DOCK DOORS:	(4) 9' X 10' w/ 35,000 lb leveler, foam dock seals, dock light, and clerestory glazing (expandable to 13)
DELIVERY DATE:	Q1 2018	DRIVE-IN:	(2) 12' x 14' OHD
ACRES:	9.6	LIGHTING:	T5
CONSTRUCTION:	Class A tilt-wall construction	TRUCK APRON:	60' concrete truck apron
FLOOR SLAB:	6" concrete floor slab	TRUCK STORAGE:	Up to 25 trailer spaces available
FIRE SUPPRESSION:	ESFR	ELECTRIC:	800 Amp / 480 V / 3P / 4W
CLEAR HEIGHT:	30 FT.	COLUMN SPACING:	50'x52' typical, with 60' speed bay at dock wall
SIGNAGE:	Prominent, facing Powers Blvd.	AUTO PARKING:	96 stalls (expandable)
INTERSTATE ACCESS:	4.5 Miles (8 minutes)		



SITE PLAN



ELEVATIONS



DRIVE TIMES



DIA
1 HR, 35 MIN



**DENVER
TECH CENTER**
1 HR, 10 MIN



**DOWNTOWN
DENVER**
1 HR, 25 MIN



PUEBLO
40 MIN



**DOWNTOWN
COLORADO
SPRINGS**
15 MIN



**COLORADO
SPRINGS AIRPORT**
5 MIN

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