



AVAILABLE DEC 1

3455 ASTROZON CT

COLORADO SPRINGS, CO 80905

3455ASTROZON.COM

8,500SF INLINE FLEX/INDUSTRIAL



FOR LEASE

- 8,500 SF AVAILABLE
- FRONT OFFICE/REAR WAREHOUSE
- EASY ACCESS TO ACADEMY BLVD/I-25
- DOCK HIGH AND DRIVE IN LOADING
- FLEXIBLE M-1 ZONING
- HIGHLY FUNCTIONAL SPACE
- FOR LEASE: \$10.50 NNN YEAR 1
- 2024 NNNs ESTIMATED AT \$3.00/SF



***Tank and bollards to be removed**

FOR MORE INFORMATION, PLEASE CONTACT:



PARKER CURRY
BROKER
+1.719.337.1367
PARKER@CORECOMMBC.COM



LOCATION:
JUST WEST OF ACADEMY BLVD AND
SOUTH OF HANCOCK EXPY

AVAILABLE SPACE:
8,500SF

BUILDING/SITE:
47,500 SF ON 3.69 AC

ZONING:
M-1

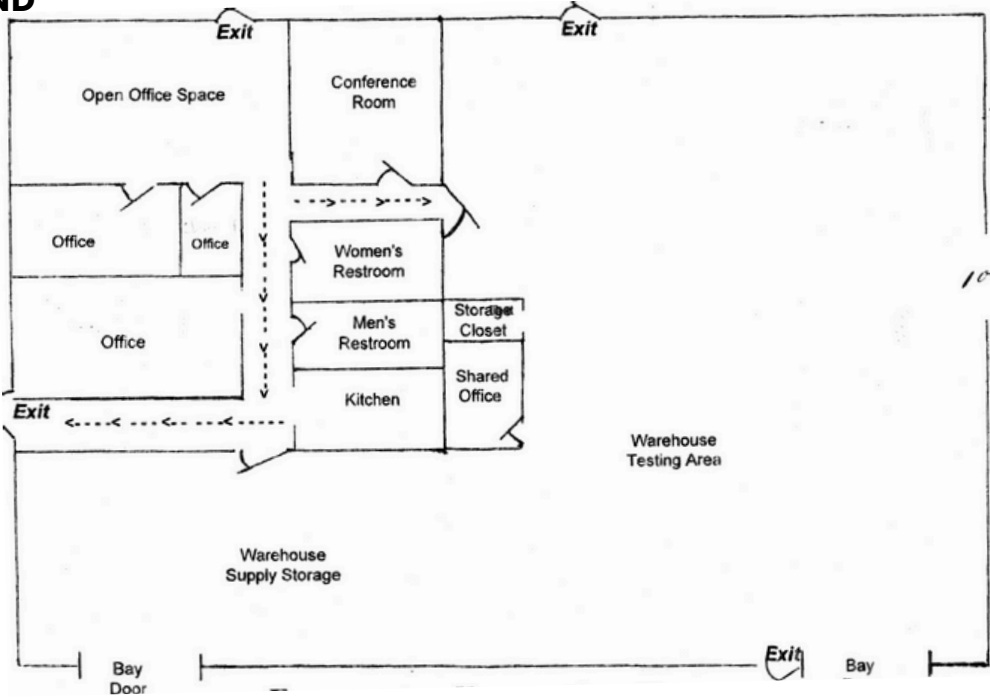
CONSTRUCTION:
CINDER BLOCK/METAL

HVAC:
FORCED AIR GAS HEAT IN
WAREHOUSE

LOADING:
1 DRIVE IN DOOR, 1 DOCK HIGH

RENT:
\$10.50 NNN YEAR 1

Floor Plan



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