

3505 N STONE AVE
COLORADO SPRINGS, CO 80907

WWW.3505STONE.COM



NEW AVAILABILITY

59,452 SF
INDUSTRIAL/WAREHOUSE
& MANUFACTURING

- **UP TO 59,452 SF AVAILABLE**
- **DOCK HIGH & DRIVE IN LOADING**
- **HEAVY 480V POWER, FULL HVAC**
- **UP TO 21' CLEAR HEIGHT**
- **FLOOR DRAINS**
- **LIBERAL M-1 ZONING**
- **LEASE RATE : CALL BROKER**
- **2025 NNN EXPENSES: TBD**

This centrally located, highly functional industrial facility has up to 59,452 SF of office, lab, manufacturing and warehousing space available for lease. Heavy 480v power, large parking and truck courtyard space offers outside storage potential. Over 11,000 SF of office/lab space on two floors.

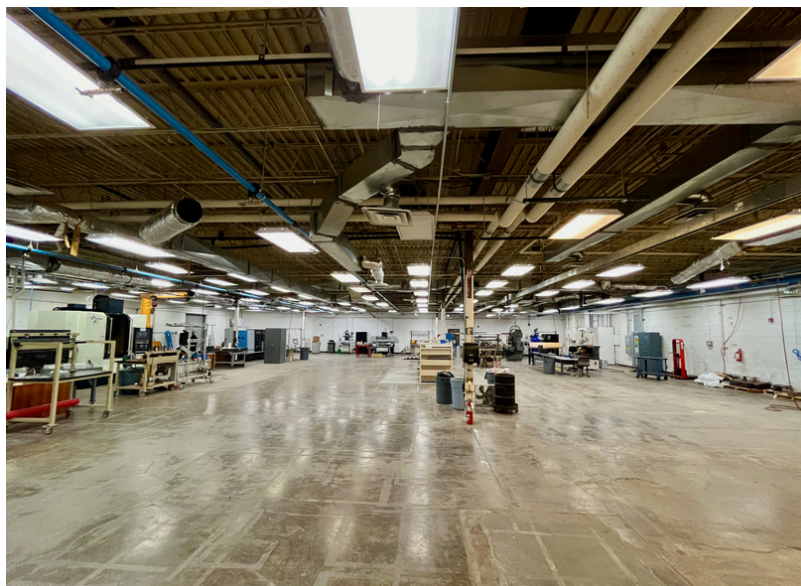
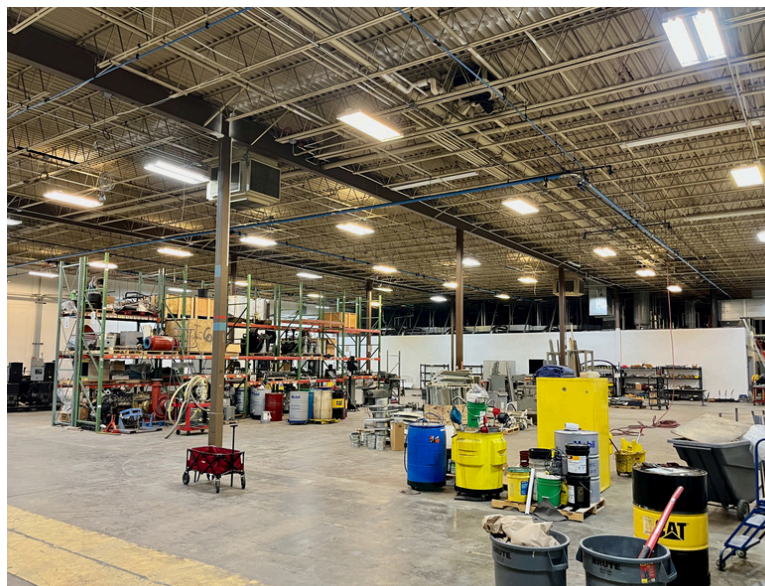
Easy all points access via Mountview or Fillmore to Nevada with close proximity to 1-25 interchanges at Fillmore Street and North Nevada/Rockrimmon/Corporate Dr.

FOR MORE INFORMATION, PLEASE CONTACT:

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LOCATION

Located on the east side of Stone Avenue,
north of Fillmore, east of Nevada Ave.

ZONING

M1

SITE

6.64 acres

CONSTRUCTION

Post and beam with architectural brick

HVAC

Boiler heating system. Combo
refrigerated and evaporative cooling
systems.

POWER

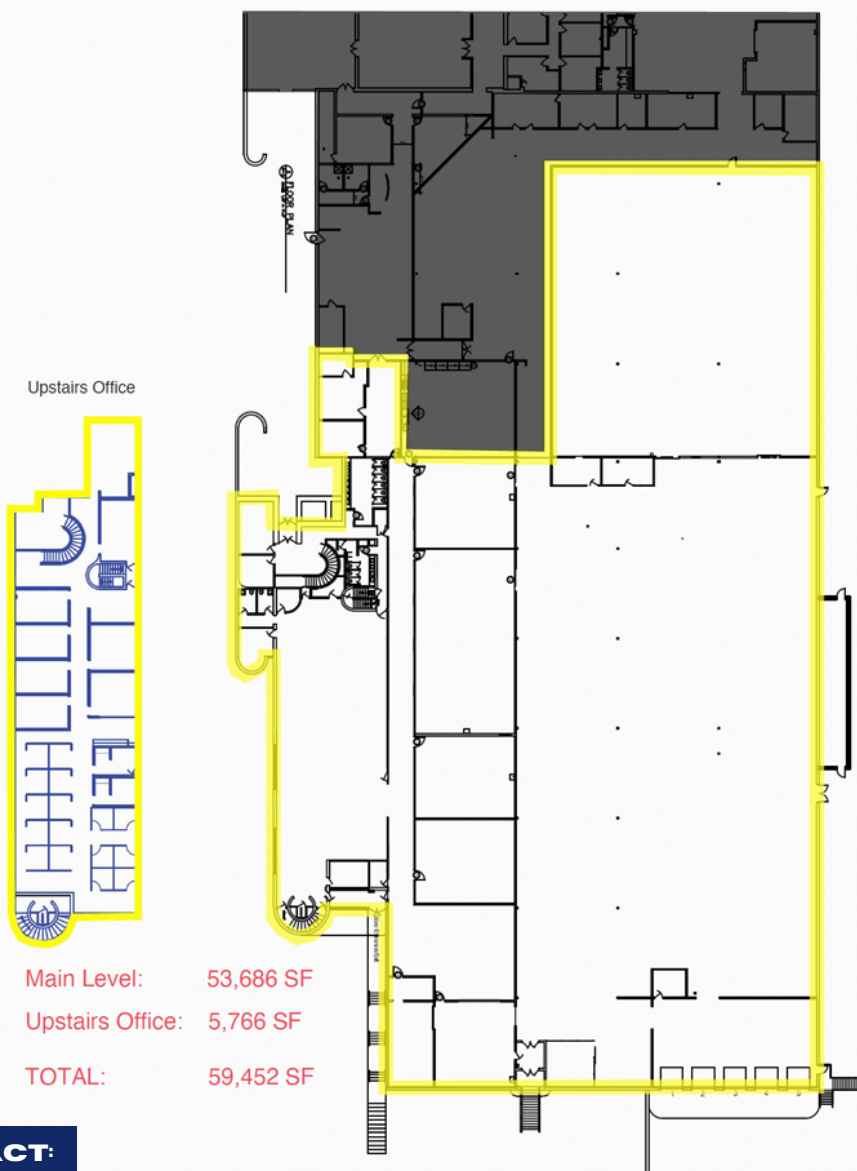
3000 amps, 277/480 Volts

BASE RENT

Call Broker

2025 NNN EXPENSES

Estimated at TBD per SF
(Water use separately metered)



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