3505 N STONE AVE

COLORADO SPRINGS, CO 80907

3505Stone.com

75,456 SF INDUSTRIAL/MANUFACTURING AVAILABLE NOW

Scan For

Property Website



UP TO 21' CLEAR – **WITH FIRE SUPPRESSION**

FROM $8.50 NNN YEAR 1



MANUFACTURING/WAREHOUSE/DISTRIBUTION

4 DOCKS / 1 DRIVE IN

Property Details - Infill Industrial For Lease

Rare infill industrial opportunity offering up to 75,456 SF with 21’ clear height, 3,000 amps of 277/480V power, six dock-high doors, one drive-in, and 155 parking spaces. Flexible configurations support a wide range of manufacturing, warehouse, distribution, and R&D users. The facility also offers substantial truck courtyard space with potential for outside storage and over 11,000 SF of office/lab space across two floors. Convenient access to I-25, North Nevada Avenue, and major Colorado Springs arterials.

Available Space	± 16,004 SF- 75,456 SF
Site Size	6.64 Acres
Clear Height	21' with Fire Suppression
Loading	(1) 8'x8' Drive-in, (6) Dock-high doors
Power	3,000 Amps , 277/480 Volt
Parking/Yard	155 Spaces
Zoning	LI (Light Industrial)
Construction	Post and beam with architectural brick
Lease Rate	From $8.50 NNN Year 1
NNNs (2026)	$3.57/SF

FLOOR PLAN





Main Level: 53,686 SF
Upstairs Office: 5,766
Total: 59,452 SF
From $9.95 NNN

9,855 SF
From $8.50 NNN

16,004 SF
From $8.50 NNN

Total Available: 75,456 SF

Dock Doors (2)

Dock Doors (4)
Drive In (1)

1 2 3 4 5