



# 3455 ASTROZON CT

COLORADO SPRINGS, CO 80905

8,500 SF AVAILABLE IMMEDIATELY

**\*RECENT IMPROVEMENTS\***



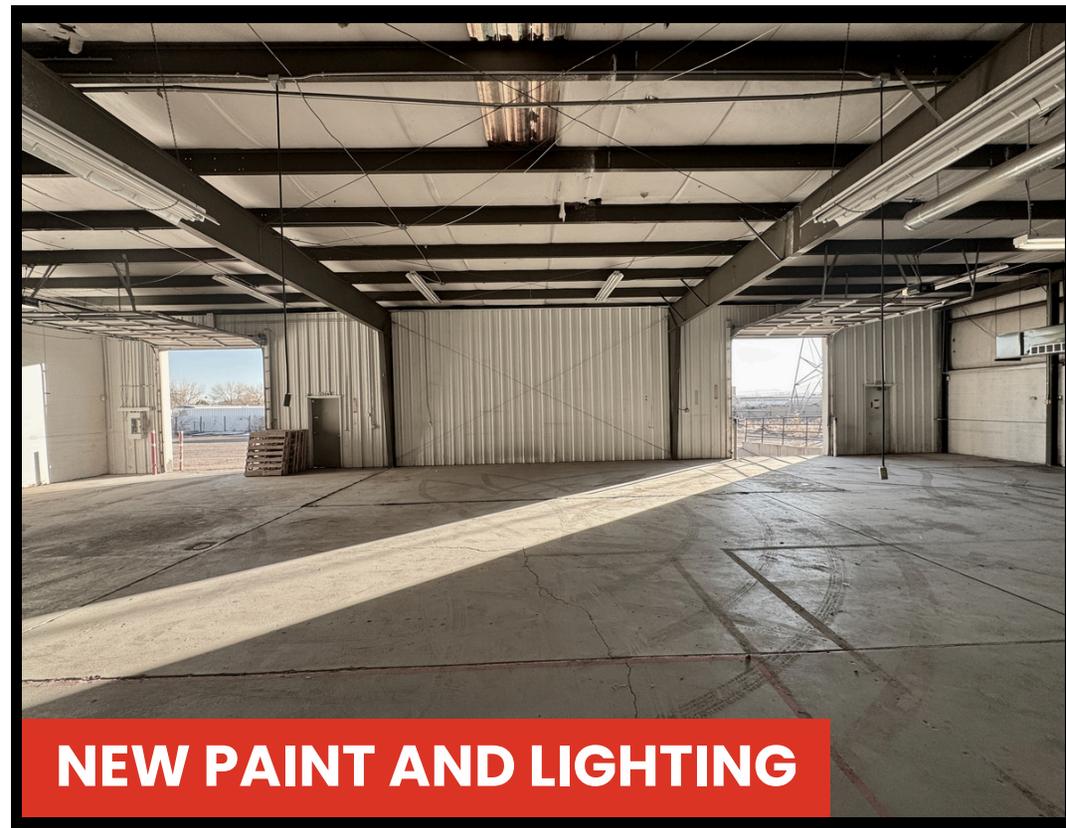
**FLEX/INDUSTRIAL  
FOR LEASE**

**FROM \$9.50 NNN YEAR 1**

# WAREHOUSE/DISTRIBUTION



**DOCK AND DRIVE IN DOORS**



**NEW PAINT AND LIGHTING**

<b>Space Available</b>	± 8,500 SF
<b>Site Size</b>	3.69 Acres
<b>Clear Height</b>	Up to 16'
<b>Loading</b>	(1) 10'x12' Drive-in, (1) 10'x12' Dock high
<b>Power</b>	3 Phase, 200 Amp
<b>Parking</b>	Shared
<b>HVAC</b>	100% Combo RTU's and Forced Gas Heaters
<b>Zoning</b>	LI/CR CU AO
<b>Construction</b>	Cinder Block & Metal
<b>Rent</b>	From \$9.50 NNN Year 1
<b>NNN Expenses</b>	2026 Estimated at \$3.00/SF

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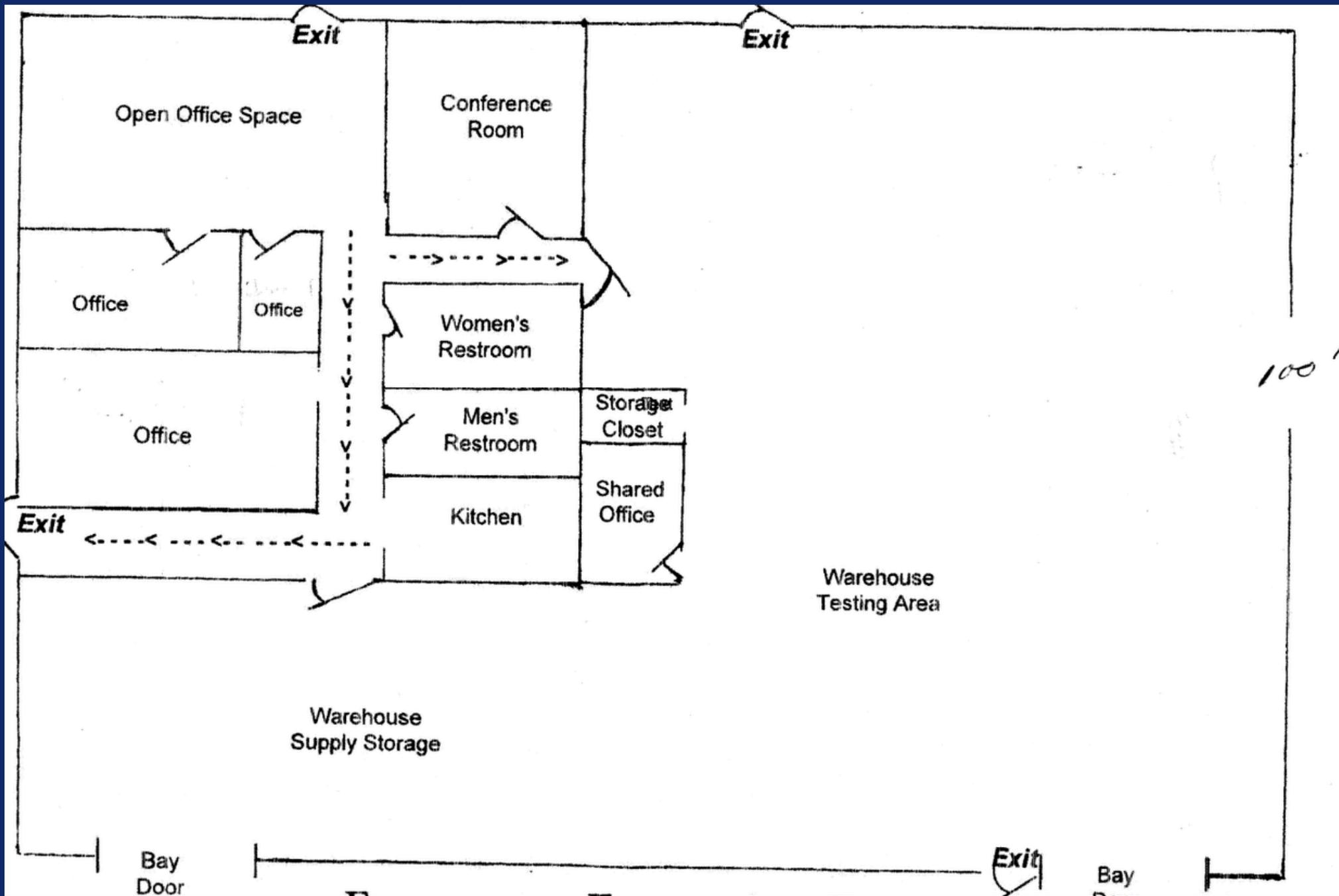
# SITE PLAN



**3455**  
**8,500 SF**  
**\$9.50 NNN**

BIG BOB'S

# FLOOR PLAN





# 3455 ASTROZON CT

## COLORADO SPRINGS, CO 80905

### ~ DRIVE TIMES

COS Airport - 9 min.  
 Downtown COS- 12 min.  
 Fountain - 15 min.  
 Pueblo - 36 min.  
 Monument- 28 min.

DIA - 75 min.  
 I-70 - 70 min.  
 CO 470 - 55 min.  
 Castle Rock - 45 min.



FOR MORE INFORMATION, PLEASE CONTACT:

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