



5739 OBSERVATION COURT

WWW.5739OBSERVATIONCOURT.COM



FOR LEASE
OFFICE / WAREHOUSE

FROM

\$11.50 NNN

5,800 SF



- FIRST TIME AVAILABLE SINCE 2012
- 16' CLEAR HEIGHT
- COMMON EXTERIOR LOADING DOCK
- 12X14 DRIVE IN DOOR
- ZONED BP AO - CITY OF COLORADO SPRINGS
- AMPLE FRONT AND REAR PARKING
- FLEXIBLE FRONT OFFICE LAYOUT
- SEPARATE OFFICE AND WAREHOUSE BATHROOMS

CORE
COMMERCIAL
BROKERAGE CO.

**MIKE HELWEGE, SIOR
PRINCIPAL**
+1.719.661.6811
MIKE@CORECOMMBC.COM

**PARKER CURRY
BROKER**
+1.719.337.1367
PARKER@CORECOMMBC.COM



COS Airport



Aviation Way

Astrozon

Zeppelin Rd

Powers Boulevard

FOR MORE INFORMATION, PLEASE CONTACT:

CORE
COMMERCIAL
BROKERAGE CO.

**MIKE HELWEGE, SIOR
PRINCIPAL**
+1.719.661.6811
MIKE@CORECOMMBC.COM

**PARKER CURRY
BROKER**
+1.719.337.1367
PARKER@CORECOMMBC.COM

Core Commercial Brokerage Company, LLC. Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representations to the condition of the property (or properties) in question.