



8570 CRITERION DR

COLORADO SPRINGS, CO 80920

CRITERION BUSINESS CENTER

Class A Office / Warehouse / Flex



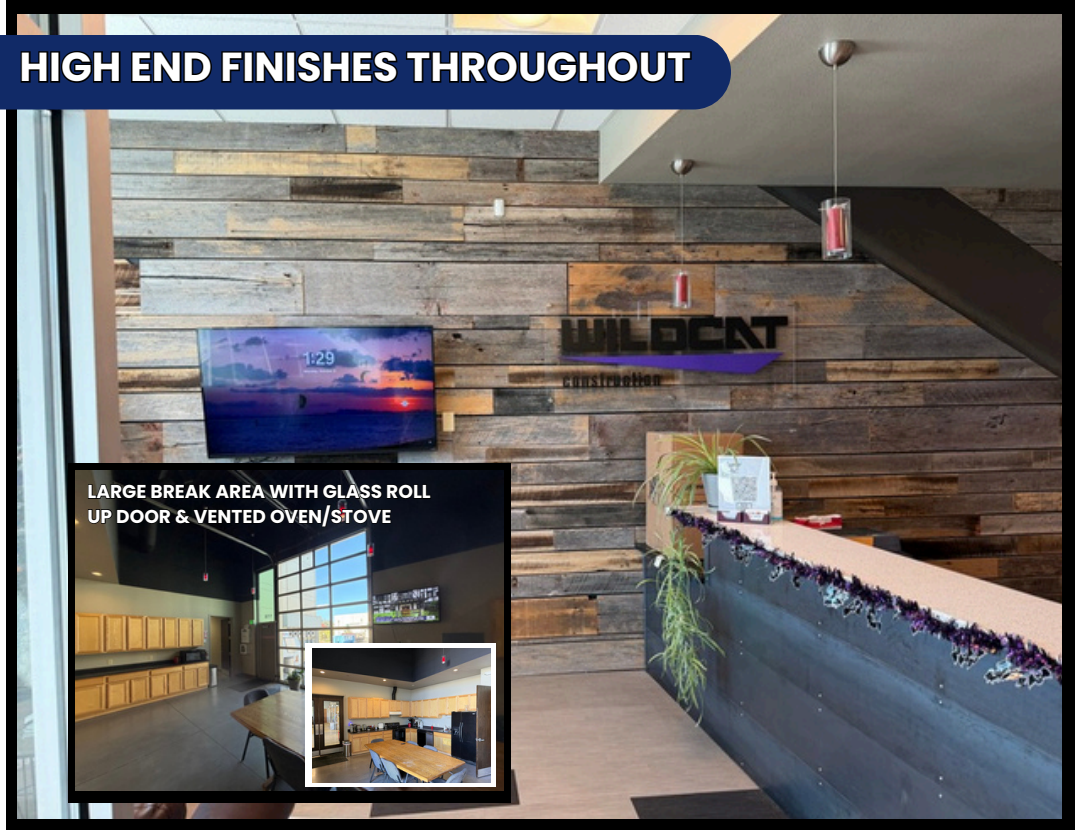
5,000 – 20,612 SF

FROM \$16.50 NNN YEAR 1

SUITE 118

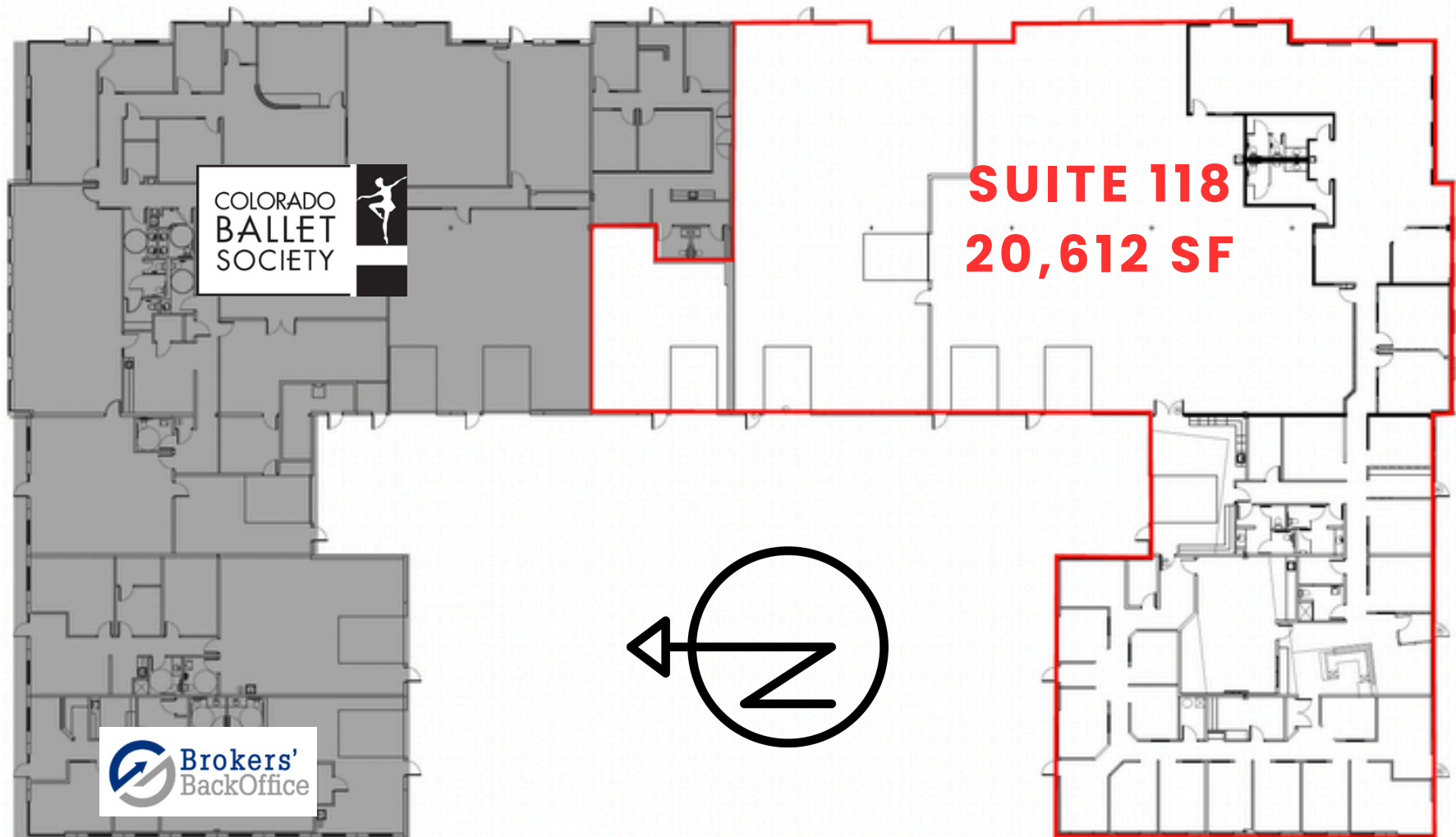
Mountain Views
Building Signage Available

CLASS A INDUSTRIAL SPACE



Space Available	Up to ± 20,612 SF
Site Size	3.8 Acres
Clear Height	16'
Loading	(4) 12' x 14' Drive-In Doors
Power	277/480 V / 3 Phase
Parking	Ample Parking (3.8/1,000 SF)
HVAC / Fire	100% HVAC · Fire Suppression
Zoning	BP
Construction	Precast Concrete w/ Abundant Glass
Rent	\$16.50/SF NNN
NNN Expenses	Estimated at \$5.78/SF (2026)

FLOOR PLAN





8570 Criterion Dr

COLORADO SPRINGS, CO 80920

~ DRIVE TIMES

I-25 - 3 mins
COS Airport - 25 mins
Downtown COS - 18 mins
Monument - 14 mins
Denver - 60 mins



FOR MORE INFORMATION, PLEASE CONTACT:

PARKER CURRY

BROKER

719.337.1367

parker@COREcommbc.com

MIKE HELWEGE, SIOR

PRINCIPAL

719.661.6811

mike@COREcommbc.com

5825 MARK DABLING BLVD SUITE 110 COLORADO SPRINGS, CO 80919

Core Commercial Brokerage Company, LLC. Copyright 2026. 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.