



3820 Hancock Expressway

Colorado Springs, CO 80911

Building Specifications

Improvements: 40,470 SF Building

Available Space: Up to 34,000 SF

Type of Improvements: Twin-T
Construction

Loading Area: Dock, Drive-In

Land Area: Approx. 4 Acres

Additional New Construction

Possible ***

Zoning: I-3 Industrial, El Paso
County (Heavy Industrial)

Ceiling Height: $\pm 12'$ - $\pm 14'$ average
in main building, est.

Buildout: Approx. 30% office, 70%
warehouse, mfg, storage

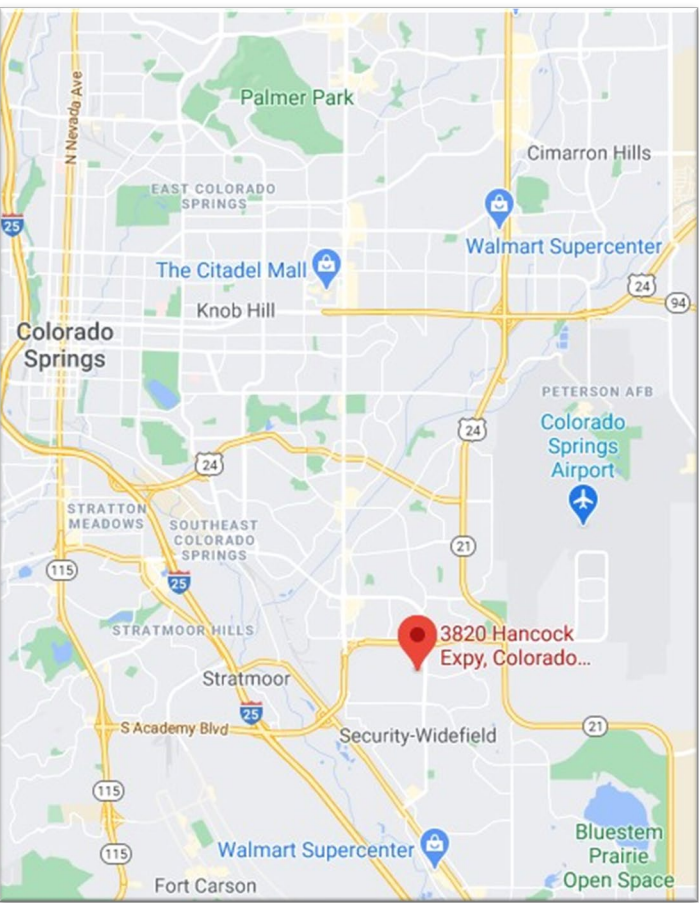
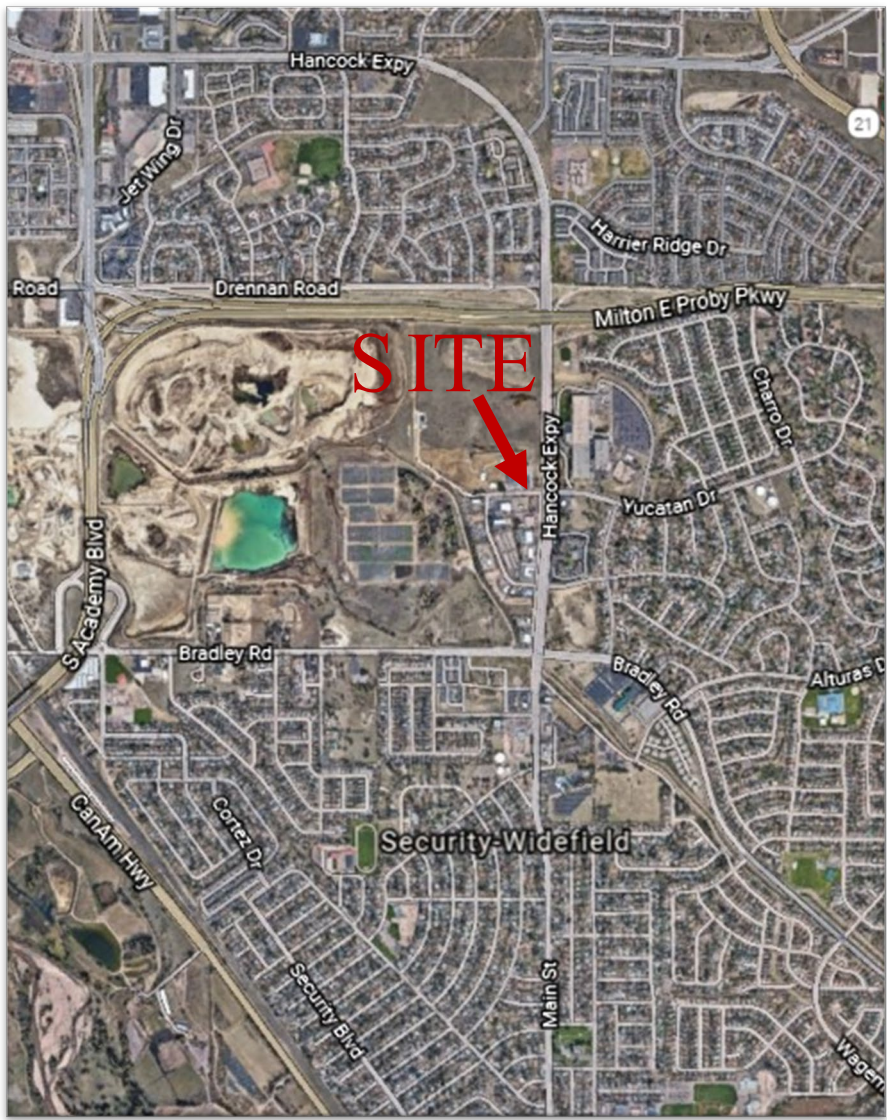
Fire Sprinklers: Yes

Location: Southeast Colorado
Springs

Lease Rate: Call Broker

For more information:
John C. Onstott, JD
Principal | Senior Broker
+1 719 667 6870
onstott@highlandcommercial.com

NAI Highland, LLC
Commercial Real Estate Services. Worldwide
Two North Cascade Avenue, Suite 300
Colorado Springs, CO 80903
+1 719 577 0044
www.highlandcommercial.com
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