

Former Springs Fabrication
FOR SALE
Located in Opportunity Zone
ASKING PRICE:\$6,345,000.00



NAI Highland
Commercial Real Estate Services, Worldwide.

Industrial Building For Sale
855 Aeroplaza Dr.
Colorado Springs, CO 80916

- Located in the heart of the Airport submarket in an Opportunity Zone
- \pm 50,146 PSF Building
- **Asking Lease Rate: \$8.75 PSF, NNN Year 1**

Corporate Neighbors Include:

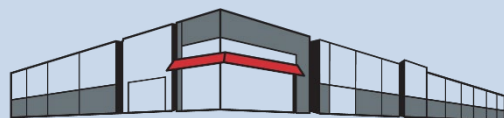


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INDUSTRIAL TEAM

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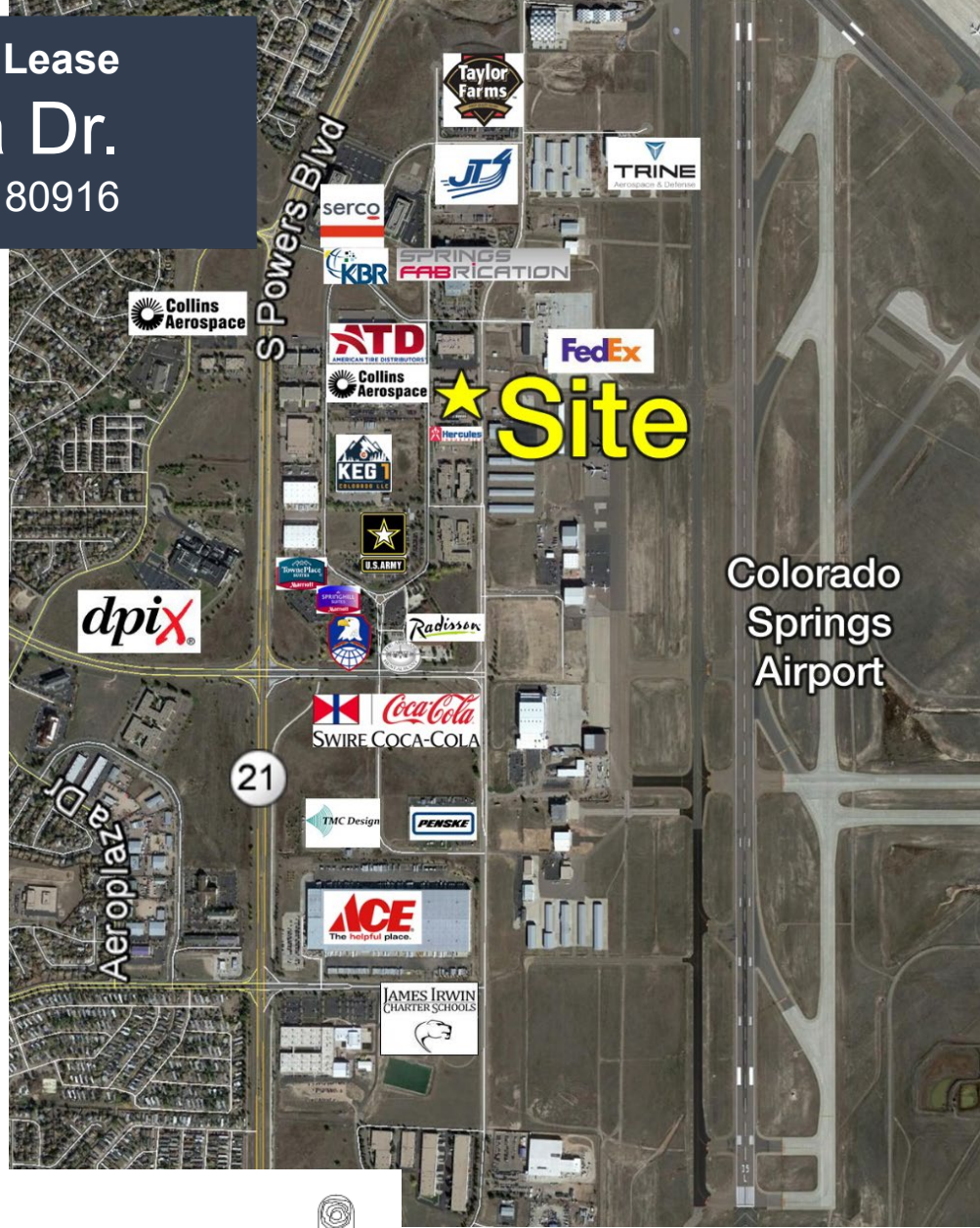
10/27/2023

Industrial Building For Lease

855 Aero Plaza Dr.

Colorado Springs, CO 80916

BUILDING SIZE ±50,146 SF
 ZONING PIP-2/CR
 BUILT 1980
 CONSTRUCTION Concrete, tilt-up
 CEILING HEIGHT 18'-20'
 FLOORS 5"-6" Reinforced
 SPRINKLER SYSTEM Wet system throughout
 POWER 4000A 277/480V
 3-Ph, 4 Wire



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