

FOR LEASE-Office/Showroom/Warehouse North I-25 Sundance Plaza & Sutton Lane Buildings

2,240 – 5,540 SF Available

I-25 Signage

- Located North on I-25 between E Fillmore St & Garden of the Gods Rd
- Great Access
- Call for Tour

Buildings

4137-4179 Sinton Rd
205-216 Sutton Ln

Project Size

75,700 SF (5 buildings)

Available Space

4171 Sinton Rd (3,300 SF)
4169 Sinton Rd (2,240 SF)
207 Sutton Ln (2,400 SF)

Zoning

M-1 (Light Industrial), City of Colorado Springs

Ceiling Height

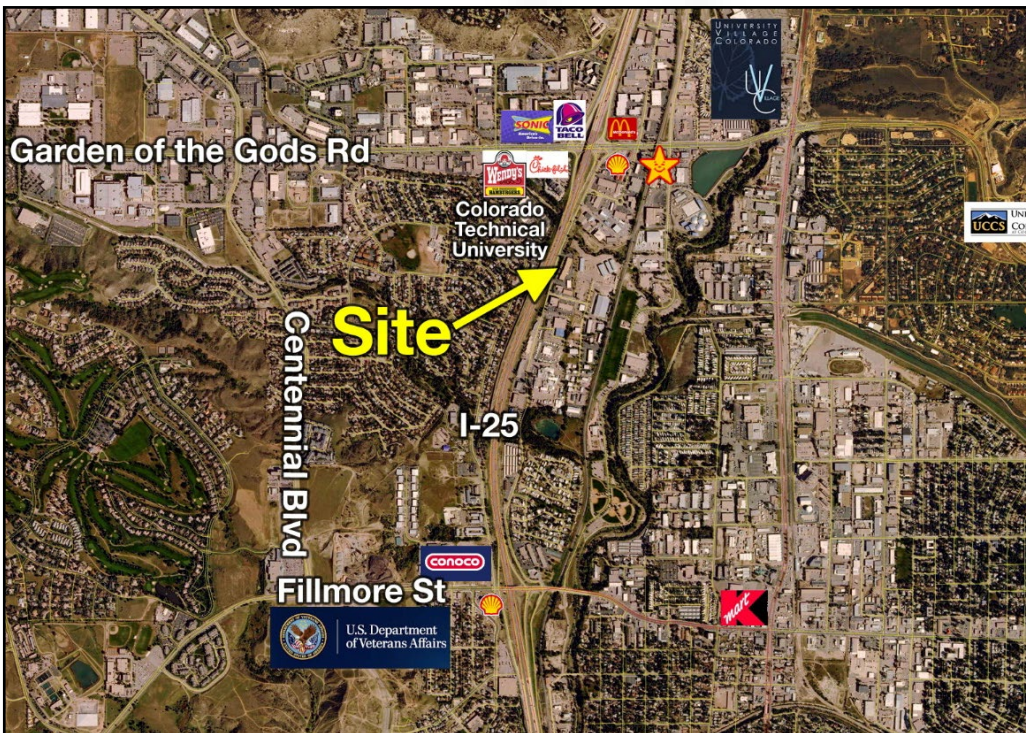
Up to \pm 14'

Loading Doors

Drive-In

Base Lease Rates

\$11.00 - \$12.00 PSF, NNN



Available Space

*All square footage is subject to final measurement.

No. 1: 4171 Sinton Road

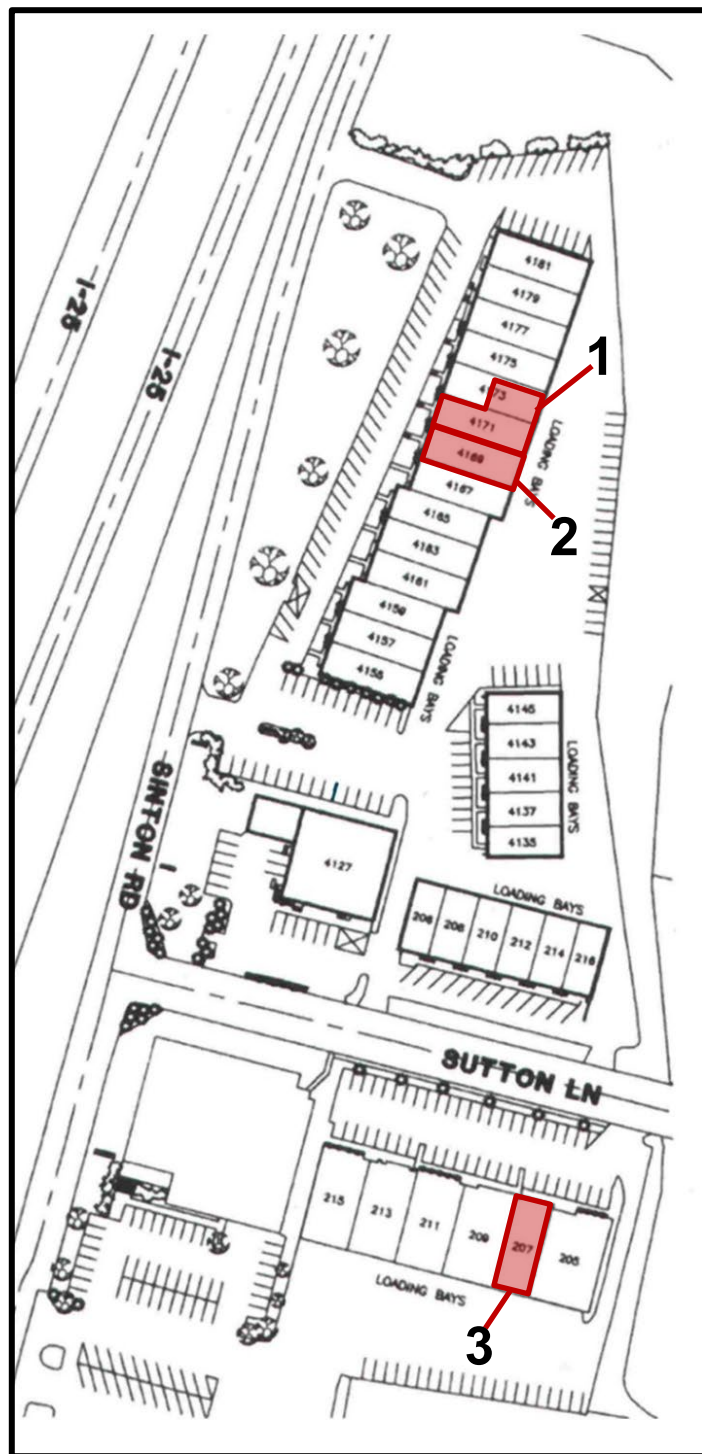
Available Space:	3,300 SF
Current Buildout:	Mostly Open Office, Drive-In Door, I-25 Signage

No. 2: 4169 Sinton Road

Available Space:	2,240 SF
Current Buildout:	Nice Space, Former Homebuilder Office, Drive-In Door, Mostly Office, I-25 Visibility

No. 3: 207 Sutton Lane

Available Space:	2,400 SF
Current Buildout:	Mostly Office, Two Restrooms, Break Area, Drive-In Door



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