

18965-18985 Base Camp Rd

Northeast Industrial | Monument, CO 80132

OFFICE WAREHOUSE FOR LEASE



**NAI Highland**  
Commercial Real Estate Services, Worldwide.

Mark Useman

Senior Broker

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05/08/2023

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## 18965-18985 Base Camp Rd

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### OFFICE WAREHOUSE FOR LEASE

#### AVAILABLE SPACE

3,245 SF

#### LEASE RATE

\$13.50 PSF, NNN

#### EXPENSES

\$3.25 PSF (est.)

#### TOTAL PARKING

85 Spaces

#### ASSIGNED PARKING

8 Spaces

#### ZONING

I-2 (Light Industrial)

#### LOADING

12'x10 Drive-In OHD

#### CEILING HEIGHT

14'

#### ELECTRICAL

120 | 208 Volts | Phase 3 |  
200 Amp

#### HVAC

Office: 2 Ton Heat & A/C  
Warehouse: Space Heater

#### Y.O.C.

2003

#### NEIGHBORING TENANTS

Taste of Life, Schneider  
Commercial Group, Camp Bow  
Wow, Fun Treks, Inc., Riviera  
Electric, Hometown Foods

#### COMMENTS

- Convenient Access to I-25
- Competitive Lease Rates
- Industrial Zoning



### NEIGHBORHOOD DEMOGRAPHICS



TRAFFIC COUNT

1 Mile	3,839	\$151,192
3 Miles	21,141	\$151,184
5 Miles	38,166	\$153,688

63,644 VPD  
I-25 & HWY 105

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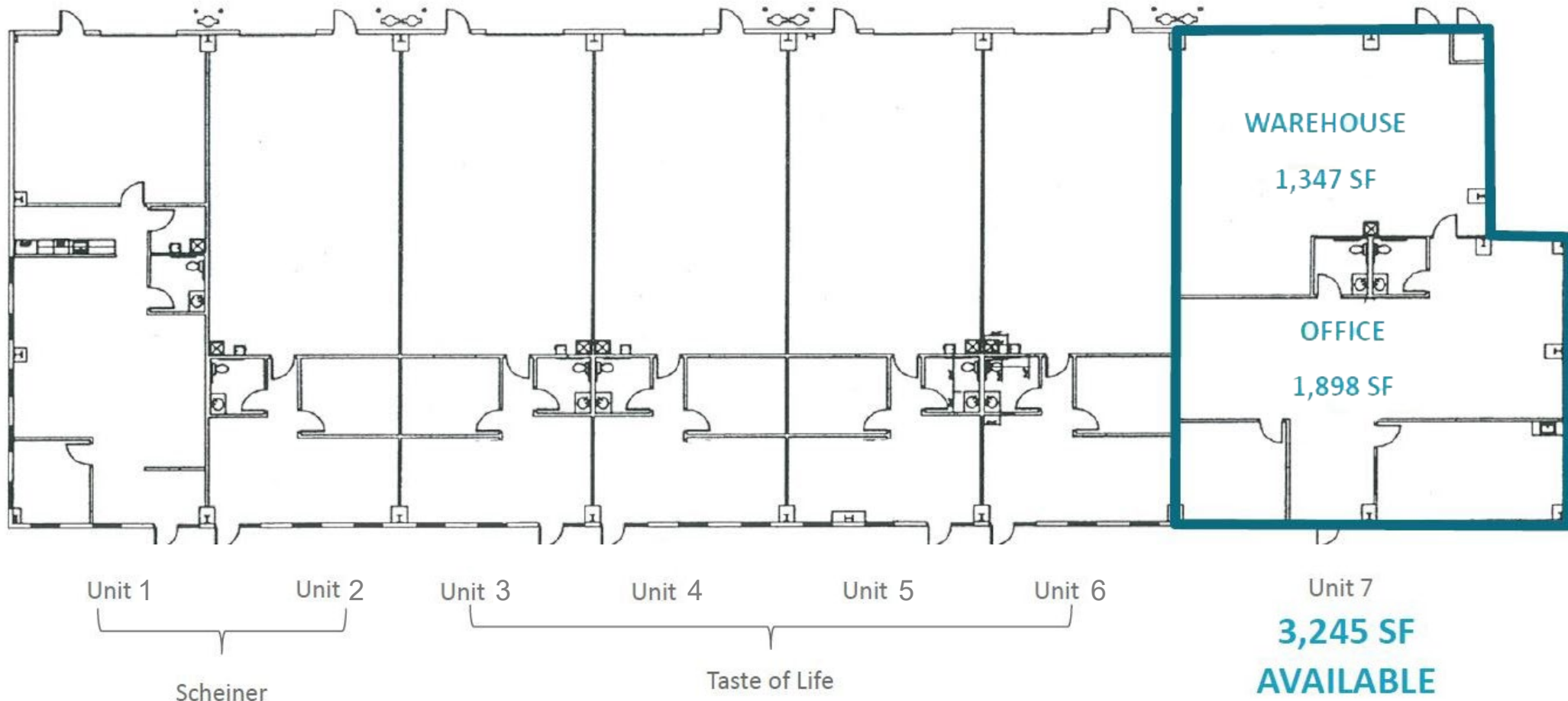
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### NEIGHBORHOOD RETAIL MAP

