

# Highly Visible Office/Warehouse Spaces ■ For Lease

2748-2778 Janitell Rd, Colorado Springs, CO 80906 ■ Lease Rates Starting at \$12.00 PSF, NNN



## NEAR CIRCLE & JANITELL

## GRADE-LEVEL OVERHEAD DOORS

### PROPERTY HIGHLIGHTS

- Five office/warehouse suites ranging from ±1,725 to 2,958 SF. Up to 11,504 SF contiguous SF available.
- MX-M zoned building that accommodates a wide variety of office, light industrial, & service-commercial uses.
- Grade-level overhead doors & rear loading for efficient operations & deliveries in select units.

### LOCATION ADVANTAGES

- Located just off I-25 near the Circle/Janitell interchange, providing quick access to downtown Colorado Springs, Fort Carson & the south metro area
- Positioned in an established business park with neighboring users such as auto services, trades, & professional offices that drive complementary traffic.

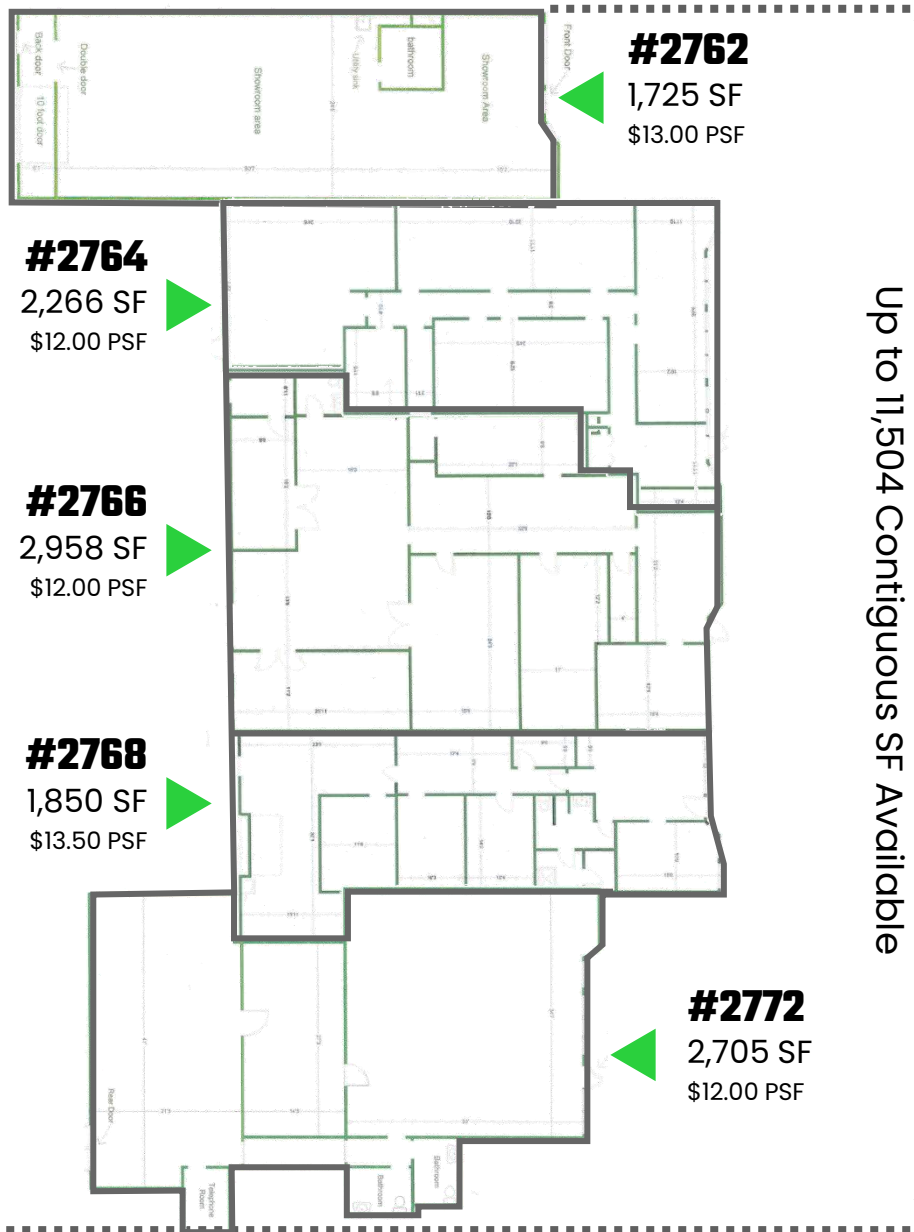


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# Aerial & Floor Plans



## PROPERTY SPECIFICATIONS

- 24,904 SF GLA
- Office/warehouse
- Built 1978
- Zoned MX-M
- Excellent visibility & access to I-25
- Ample on-site parking
- Close to bus line
- Signage available
- Base rent \$12.00-\$13.50 PSF, NNN + \$3.90 PSF NNN Expenses

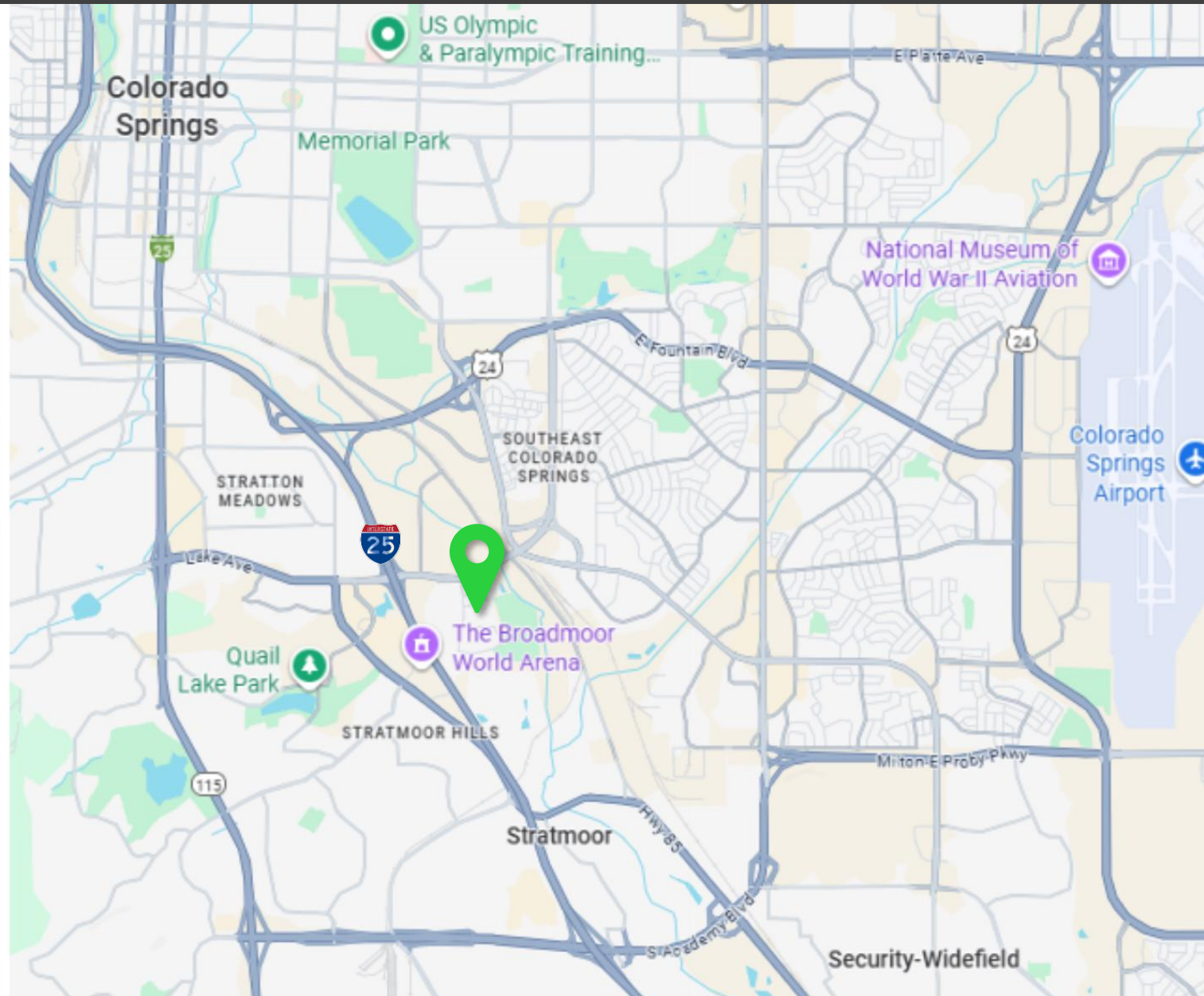
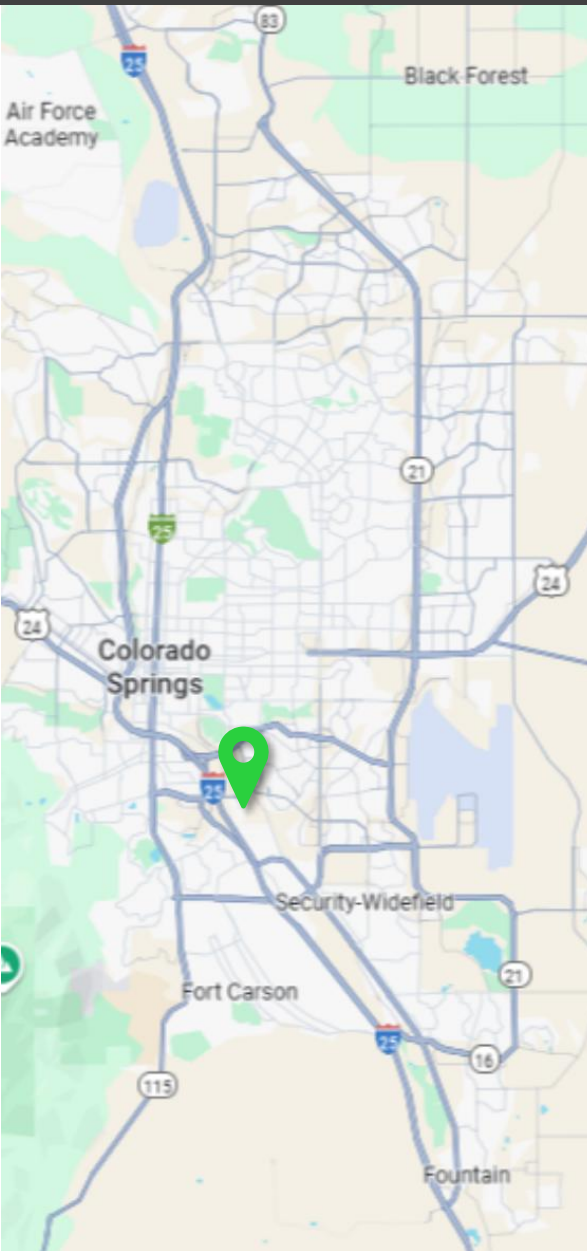
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# Vicinity Maps



Located just off **I-25** near the **Circle/Janitell** interchange, providing quick access to downtown Colorado Springs, Fort Carson & the south metro area

- 5.0 miles / 8-minute drive to Downtown Colorado Springs
- 4.6 miles / 9-minute drive to Fort Carson
- 6.8 miles / 12-minute drive to Colorado Springs Airport