



## Property Specifications

<b>Location:</b>	<b>3106 Stone Avenue Colorado Springs, CO</b>
<b>Space Available:</b>	<b>24,500 SF to 49,000 SF</b>
<b>Lease Rate:</b>	<b>\$3.75, NNN</b>
<b>Zoning:</b>	<b>M1</b>
<b>Ceiling Clearance:</b>	<b>+/- 20'</b>
<b>Loading:</b>	<b>Dock Doors Drive In Doors</b>
<b>Outside Storage:</b>	<b>Available</b>
<b>Other:</b>	<b>RAIL SPUR, Sprinkler System, Permits High Pile Storage</b>

## Location Facts



*John Rodgers, CCIM • President • john.rodgers@peakcp.net • 719.227.9988*

# FOR LEASE

3106 N. Stone Avenue • Colorado Springs, CO

