

# INDUSTRIAL / FLEX SPACE FOR LEASE

4320 Barnes Road, Colorado Springs, CO 80917



## OVERVIEW

Newly constructed, super-clean warehouse units for lease. Perfect for a small business. Each space is highly visible from the road and easy to access.

2,000 SF per unit: 1,200 SF is warehouse and 800 SF is office/reception. The warehouse portion has a 16' ceiling height and a large, 12' wide x 14' tall drive-in door, making loading/deliveries/storage easy. The office area has 3 hard-walled offices, a reception space and a restroom. Additional parking is available on the adjacent property if needed.

Both the warehouse and office are heated. The office also has AC.

\$13 SF/YR base rent + \$650 / month expenses (estimated) = \$2,816.67 / month.

For a private showing call Klete at 719-888-9211 or call Holly at 719-337-0999

## AVAILABLE SPACES

Unit:	Space Available:	Lease Rate:
120	2,000 SF	\$13.00 SF/YR (NNN)
130	2,000 SF	\$13.00 SF/YR (NNN)



### Lease Rate:

\$13.00 SF/YR (\$650 / Month NNN)  
(Approx. \$2,816.67 / Month)



### Space Available:

Approx. 2,000 SF / Unit

## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

### Klete Keller

O: 719.630.2277

C: 719.888.9211

kkeller@hoffleigh.com

### Tim Leigh

O: 719.630.2277

C: 719.337.9551

tim@hoffleigh.com

### Holly Trinidad

O: 719.630.2277

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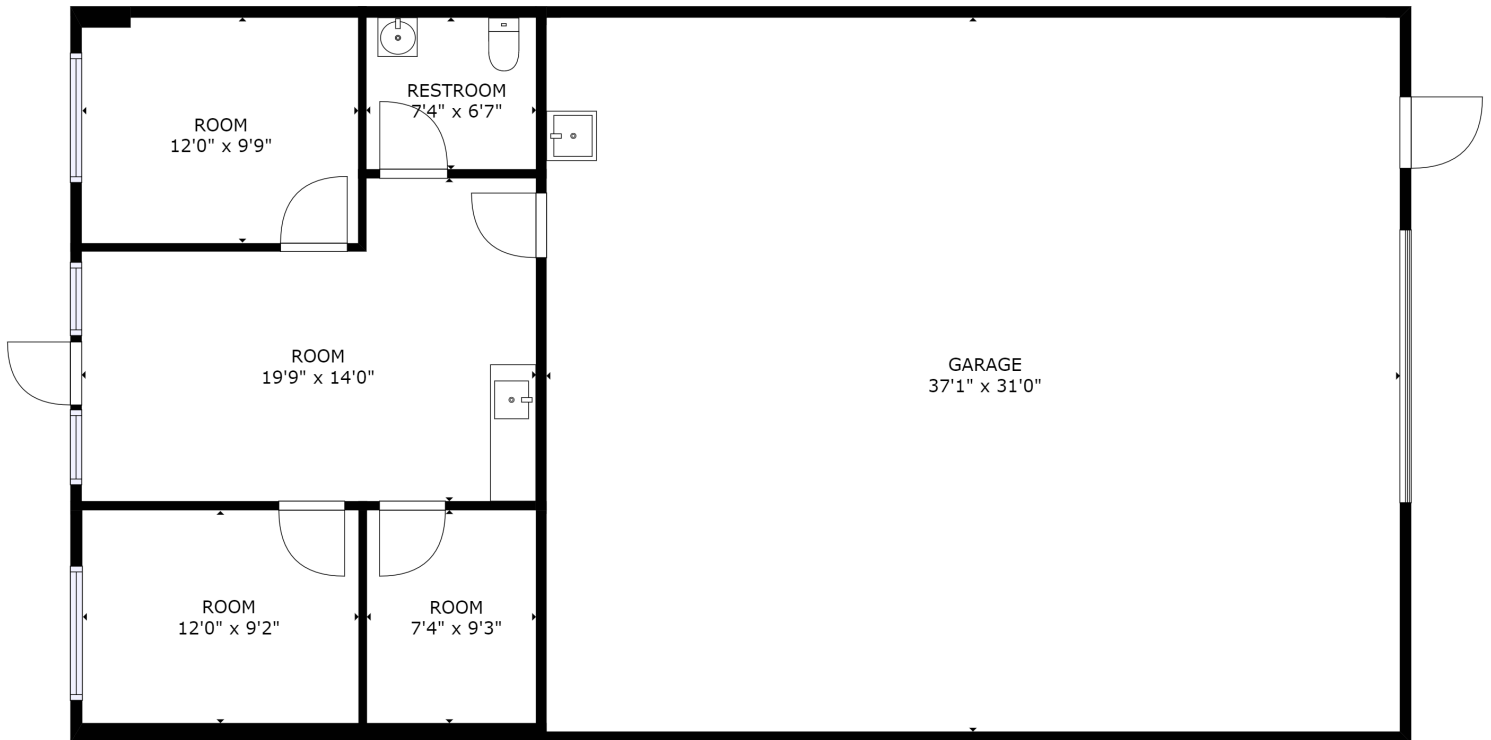
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FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 603 sq. ft. EXCLUDED AREAS:  
GARAGE: 1149 sq. ft.  
TOTAL: 603 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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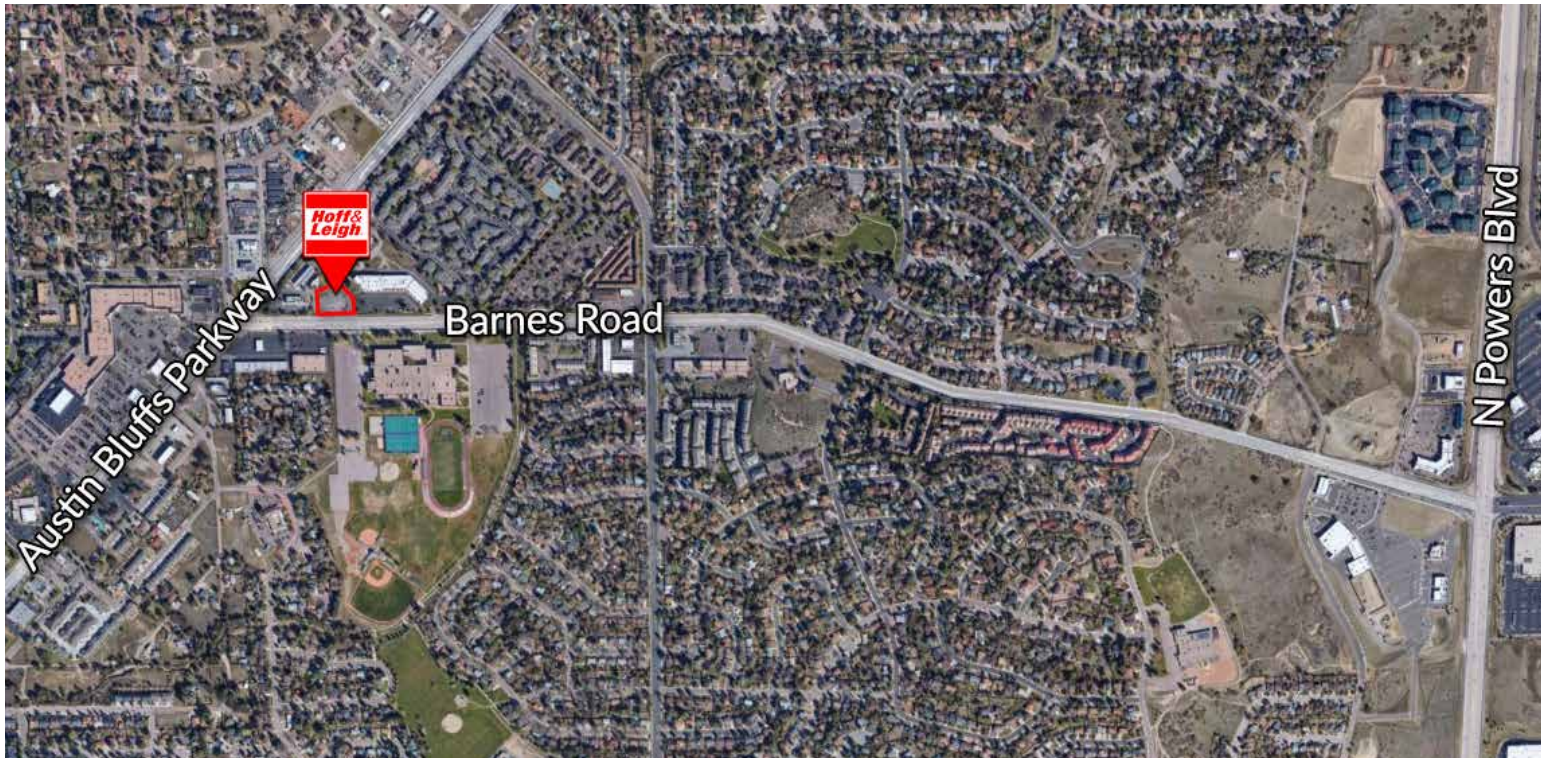
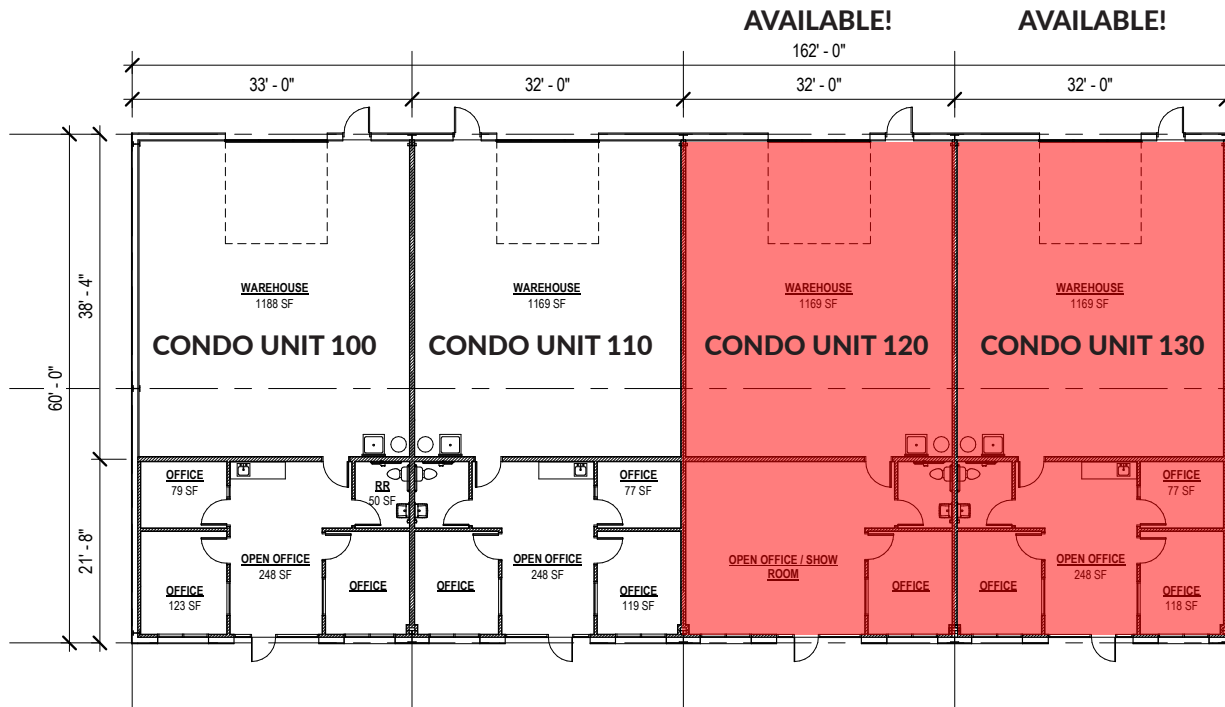
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