

# Industrial Flex Building for Lease

3625 BETTY DRIVE, COLORADO SPRINGS, CO 80917



## Overview

This warehouse is currently being remodeled and will serve as a fresh, clean center of operations for your business. There are 4 offices including one with a bathroom and shower. 2 drive-in doors for access to the large warehouse area. High ceilings. Centrally located in town with the nearest major intersection being Austin Bluffs and N Academy Boulevard.

Call to schedule a showing today!

Unit:	Size:	Lease Rate:
A	4,200 SF	\$12.00 SF/YR (+ \$2.50 PSF NNN)

## Highlights

- Newly Remodeled Unit
- 70% Warehouse / 30% Office
- 14' - 22' Ceiling Height
- 2 Drive-in Doors

## Property Details



### Lease Rate

\$12.00 SF/YR (+ \$2.50 PSF NNN)



### Space Available

4,200 SF



### Building Size

7,000 SF



### Lot Size

0.44 Acres



### Zoning

C5

Rev: January 15, 2024

### 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.

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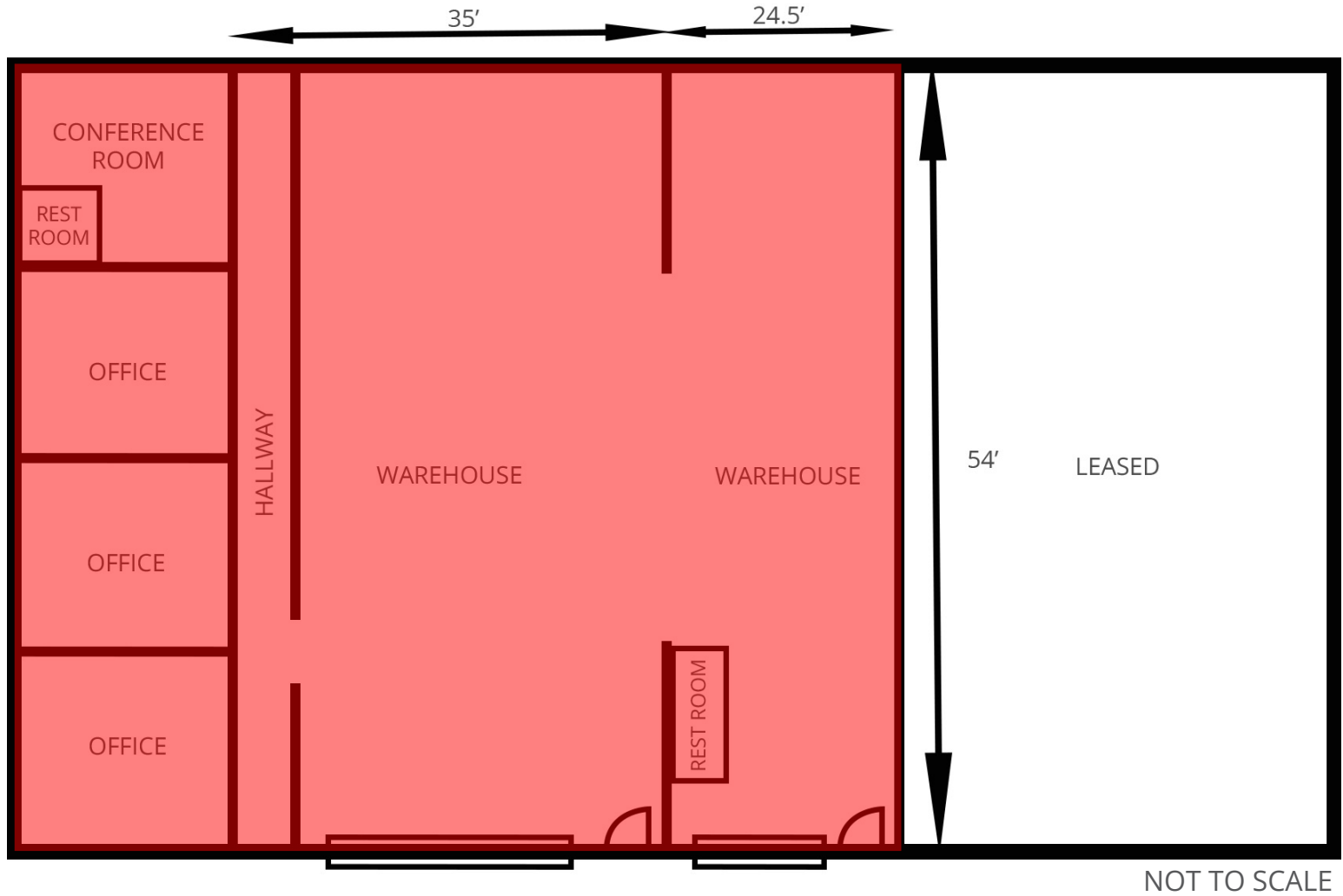
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