

7,500 SF Industrial Building For Lease

1944 AEROTECH DRIVE | COLORADO SPRINGS, CO 80916



Overview

1944 Aerotech Drive offers a highly functional industrial facility with an excellent combination of warehouse, office and secured outdoor space. Sitting on 1.3 acres, the 7,500 SF building includes roughly 1,250 SF of office and 6,250 SF of warehouse/shop space.

The property is designed for an operating business, with 16' clear height, five 12'x14' grade-level overhead doors, two drive-through bays and wrap-around access, 200 amp 480V 3-phase power, compressed air, and heated warehouse space. A generous fenced-yard area provides secure outdoor storage and room to maneuver.

Located in southeast Colorado Springs near the Colorado Springs Airport, the property provides convenient access to Powers Boulevard, Fountain Boulevard and Academy Boulevard.

Highlights

- 1.3 Acre Parcel
- Fenced Yard
- 16' Clear Height
- Five 12'x14' Grade-Level Overhead Doors
- Floor Drains
- 6" Reinforced Concrete Floors
- Compressed Air
- Front-Park, Rear-Load
- Five Private Offices
- Sand/Oil Interceptor

Property Details

Available Space

- **7,500 SF (Entire Building)**

Lease Rate

- \$16.00/SF NNN

NNN's

- Approx. \$6.00/SF, 2026 Est.

Rev: October 4, 2026

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.



Holly Trinidad

C: 719.337.0999
O: 719.630.2277
Holly@HoffLeigh.com



Klete Keller

C: 719.428.8683
O: 970.210.1011
Keller@HoffLeigh.com



7,500 SF Industrial Building For Lease

1944 AEROTECH DRIVE | COLORADO SPRINGS, CO 80916



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.



Holly Trinidad

C: 719.337.0999

O: 719.630.2277

Holly@HoffLeigh.com



Klete Keller

C: 719.428.8683

O: 970.210.1011

Keller@HoffLeigh.com



7,500 SF Industrial Building For Lease

1944 AEROTECH DRIVE | COLORADO SPRINGS, CO 80916



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.



Holly Trinidad

C: 719.337.0999

O: 719.630.2277

Holly@HoffLeigh.com



Klete Keller

C: 719.428.8683

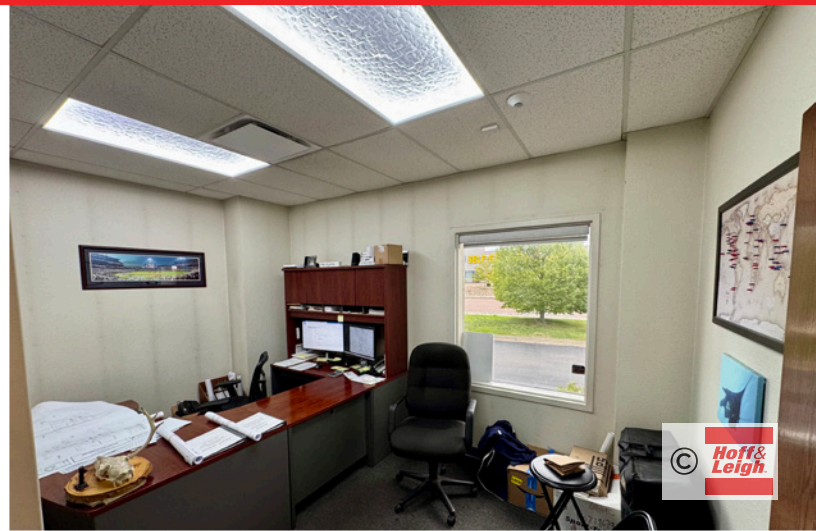
O: 970.210.1011

Keller@HoffLeigh.com



7,500 SF Industrial Building For Lease

1944 AEROTECH DRIVE | COLORADO SPRINGS, CO 80916



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.



Holly Trinidad

C: 719.337.0999

O: 719.630.2277

Holly@HoffLeigh.com



Klete Keller

C: 719.428.8683

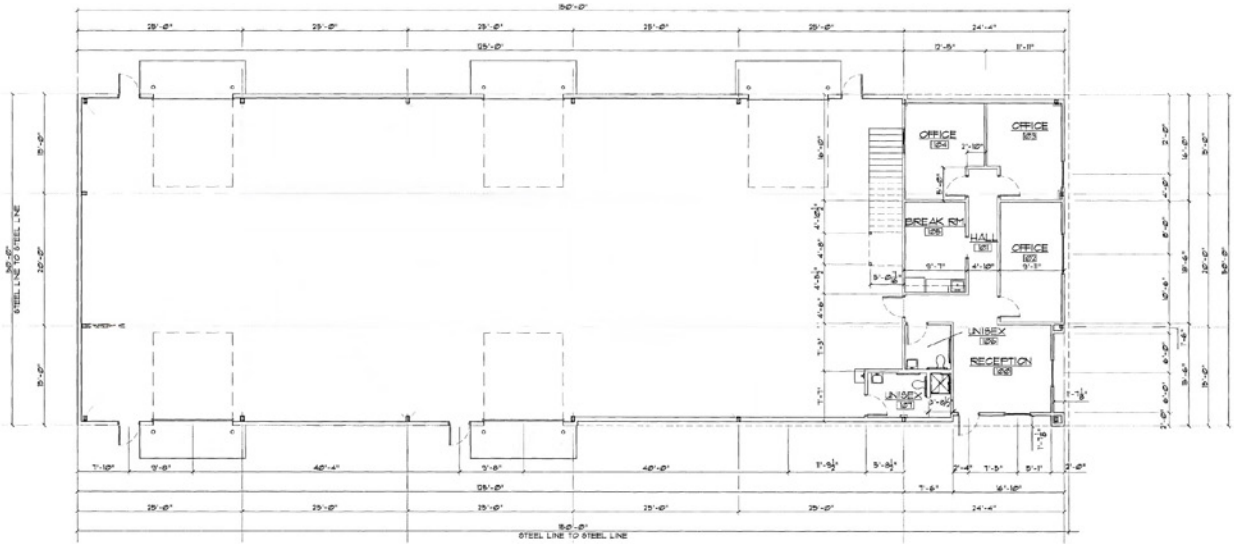
O: 970.210.1011

Keller@HoffLeigh.com

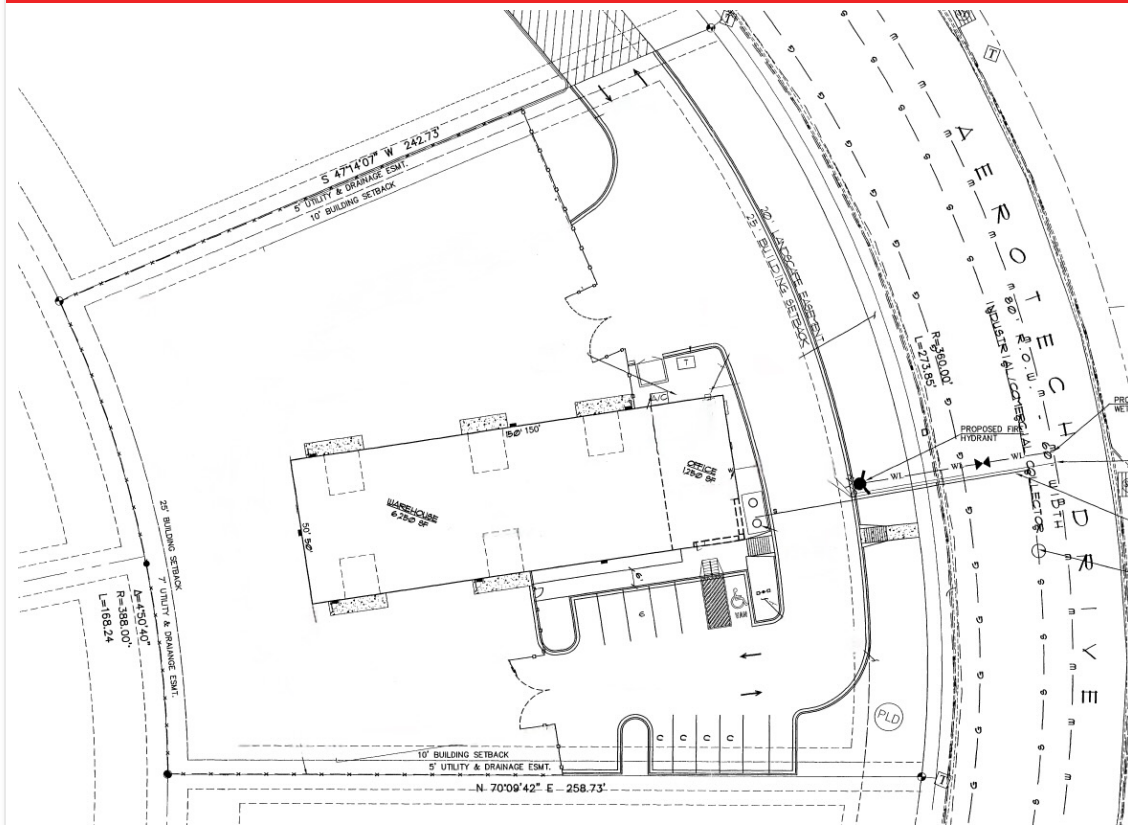
7,500 SF Industrial Building For Lease

1944 AEROTECH DRIVE | COLORADO SPRINGS, CO 80916

Floor Plan



Site Plan



Rev: October 4, 2026

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.



Holly Trinidad
C: 719.337.0999
O: 719.630.2277
Holly@HoffLeigh.com



Klete Keller
C: 719.428.8683
O: 970.210.1011
Keller@HoffLeigh.com



7,500 SF Industrial Building For Lease

1944 AEROTECH DRIVE | COLORADO SPRINGS, CO 80916



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.



Holly Trinidad

C: 719.337.0999

O: 719.630.2277

Holly@HoffLeigh.com



Klete Keller

C: 719.428.8683

O: 970.210.1011

Keller@HoffLeigh.com