



**#3332**

**1,750 SF**

Approx.  
Gross monthly rent  
**\$2,230/mo**

**#3304**

**7,000 SF**

Approx.  
Gross monthly rent  
**\$8,920/mo**

**#115-120**

**4,800 SF**

Approx.  
Gross monthly rent  
**\$6,345/mo**

# Adobe Court BUSINESS PARK

3302-3372 ADOBE COURT COLORADO SPRINGS, CO 80907



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

**FOR LEASE | WELL-LOCATED  
SMALL BAY INDUSTRIAL UNITS**



## FOR LEASE | INDUSTRIAL JUST MINUTES FROM I-25

Adobe Court Business Park offers rare small bay industrial space in the heart of Colorado Springs. With 16'-18' clear heights, drive-in loading doors, and flexible suite configurations, this property is ideal for light industrial or flex users.

On-building signage is available for enhanced visibility, and the L1 zoning supports a wide range of industrial uses. Centrally located with immediate access to I-25 and major arterial roads, Adobe Court provides excellent connectivity across the city.

**\$11.50/RSF NNN**  
LEASE RATE

**\$3.79/SF** (2025 EST)  
EXPENSES **A & B BLOCK**

**\$4.36/SF** (2025 EST)  
EXPENSES **C BLOCK**

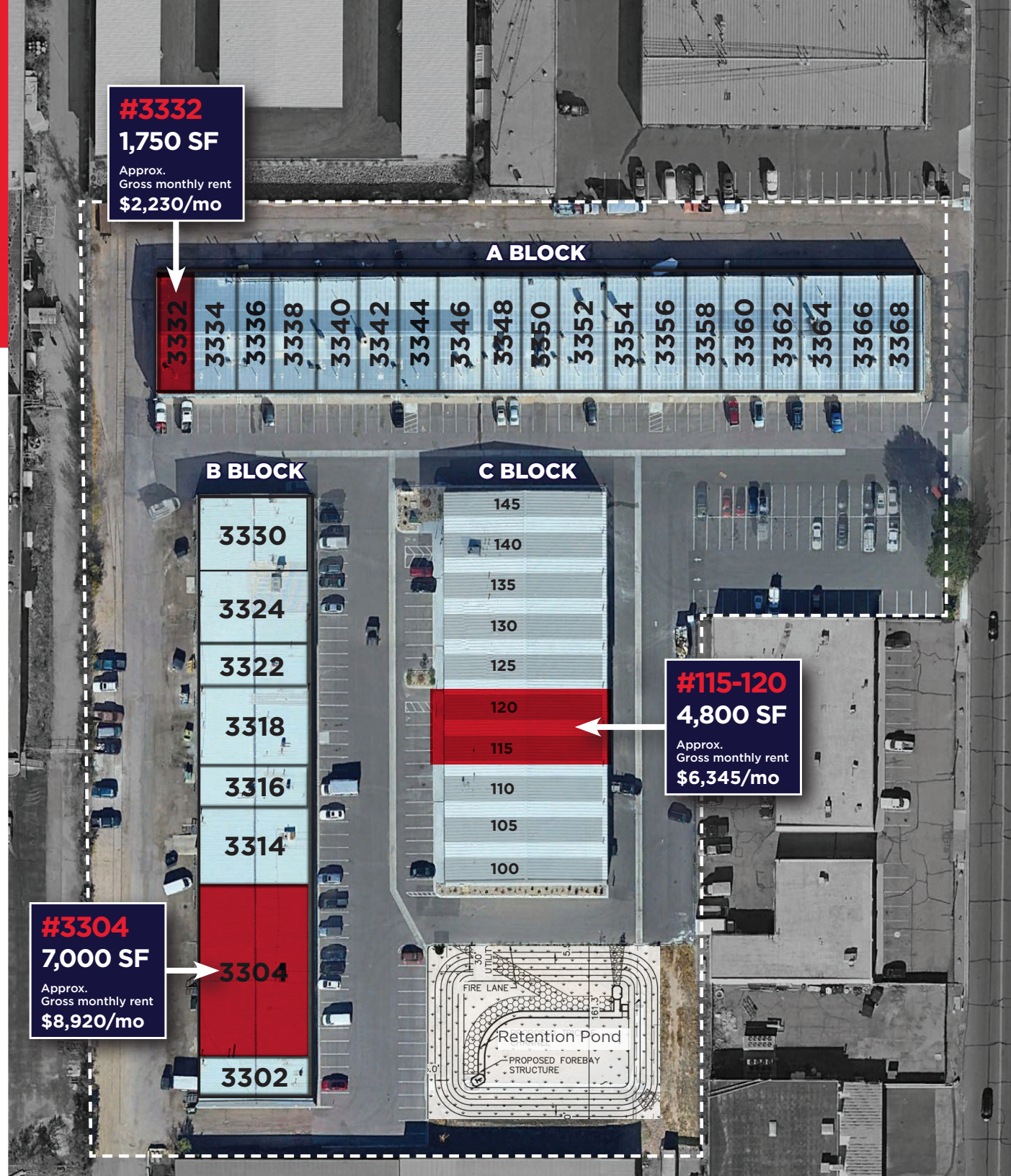
**16'-18'**  
CLEAR HEIGHT

**(1) 10' x 12' OHD**

**L1**  
ZONING

**1:1,000 RSF**  
PARKING

**ON BUILDING SIGNAGE**  
AVAILABLE

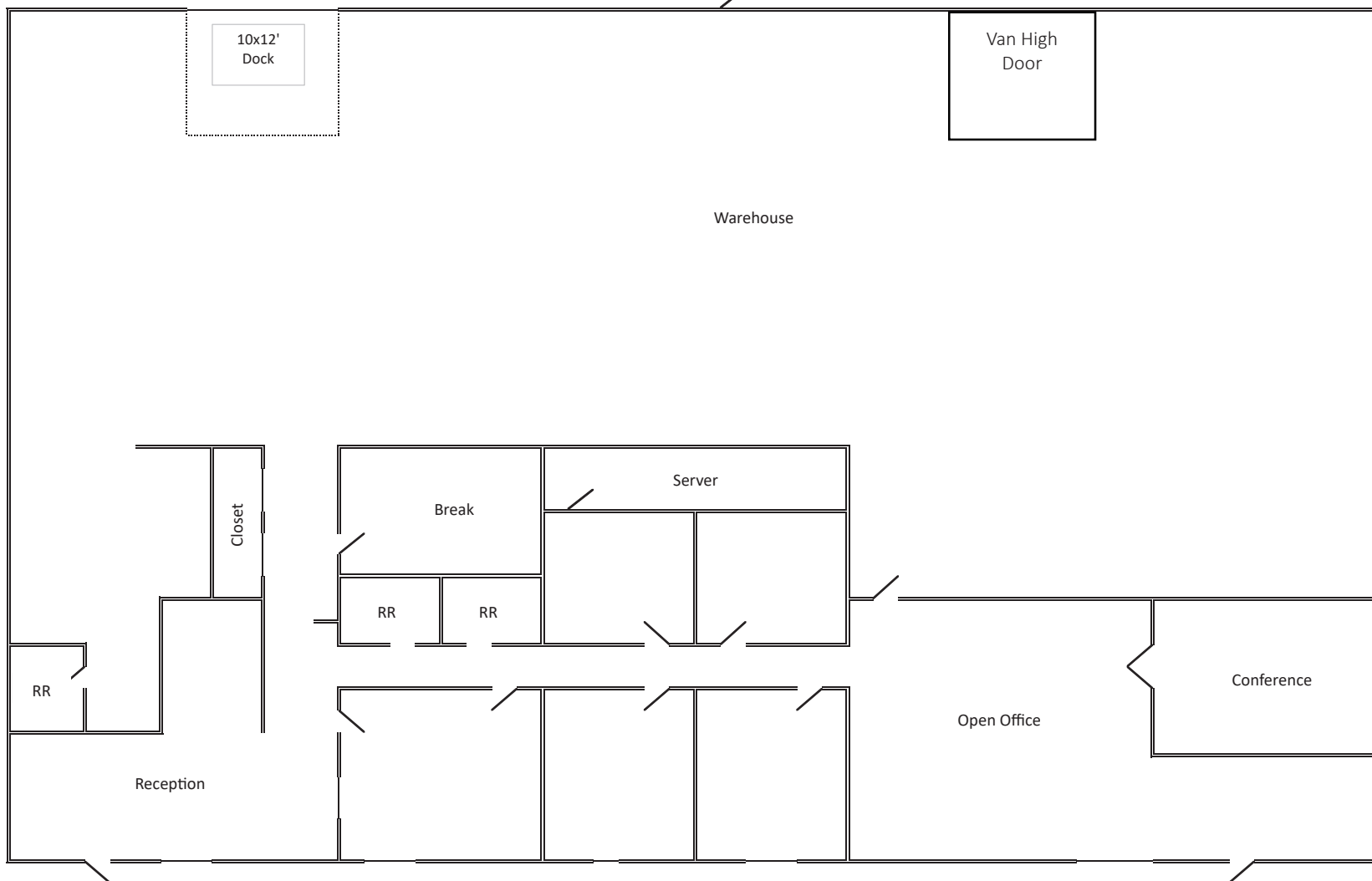


# FLOOR PLANS

\*For representative purposes only - drawings not to BOMA.

**SUITE 3310**

**7,000 SF AVAILABLE (SEPTEMBER 2025)**

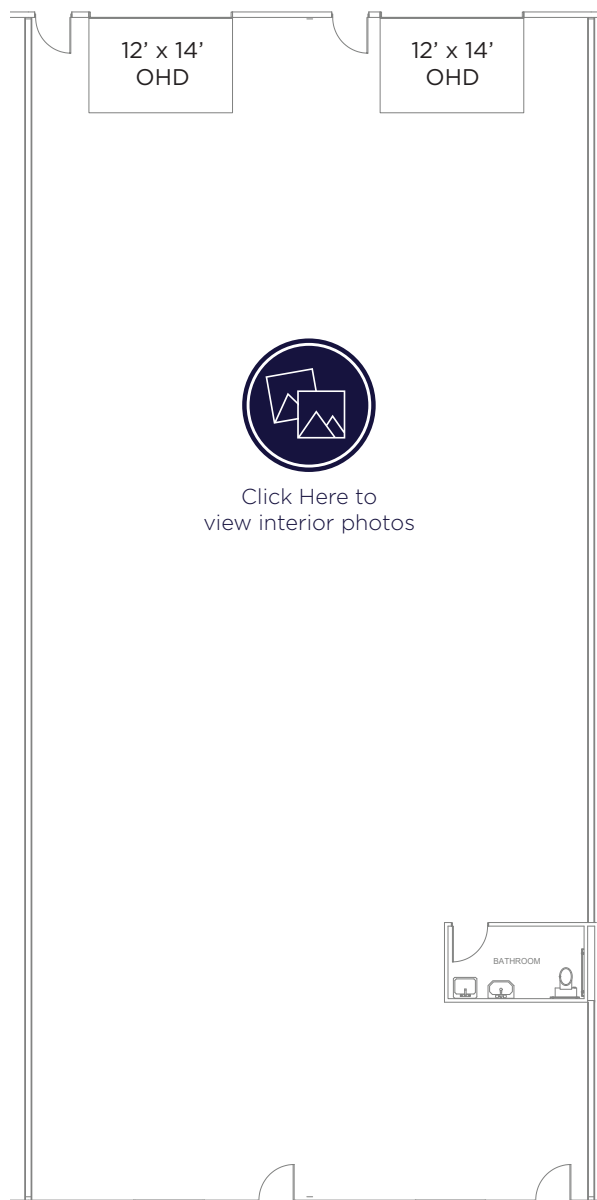


# FLOOR PLANS

\*For representative purposes only - drawings not to BOMA.

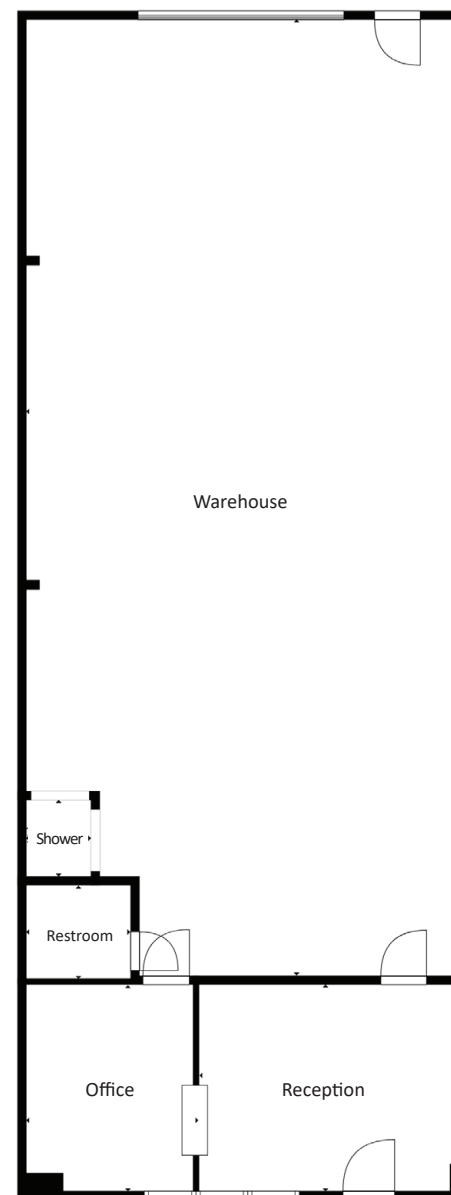
## 3372 ADOBE CT # 115-120

4,800 SF



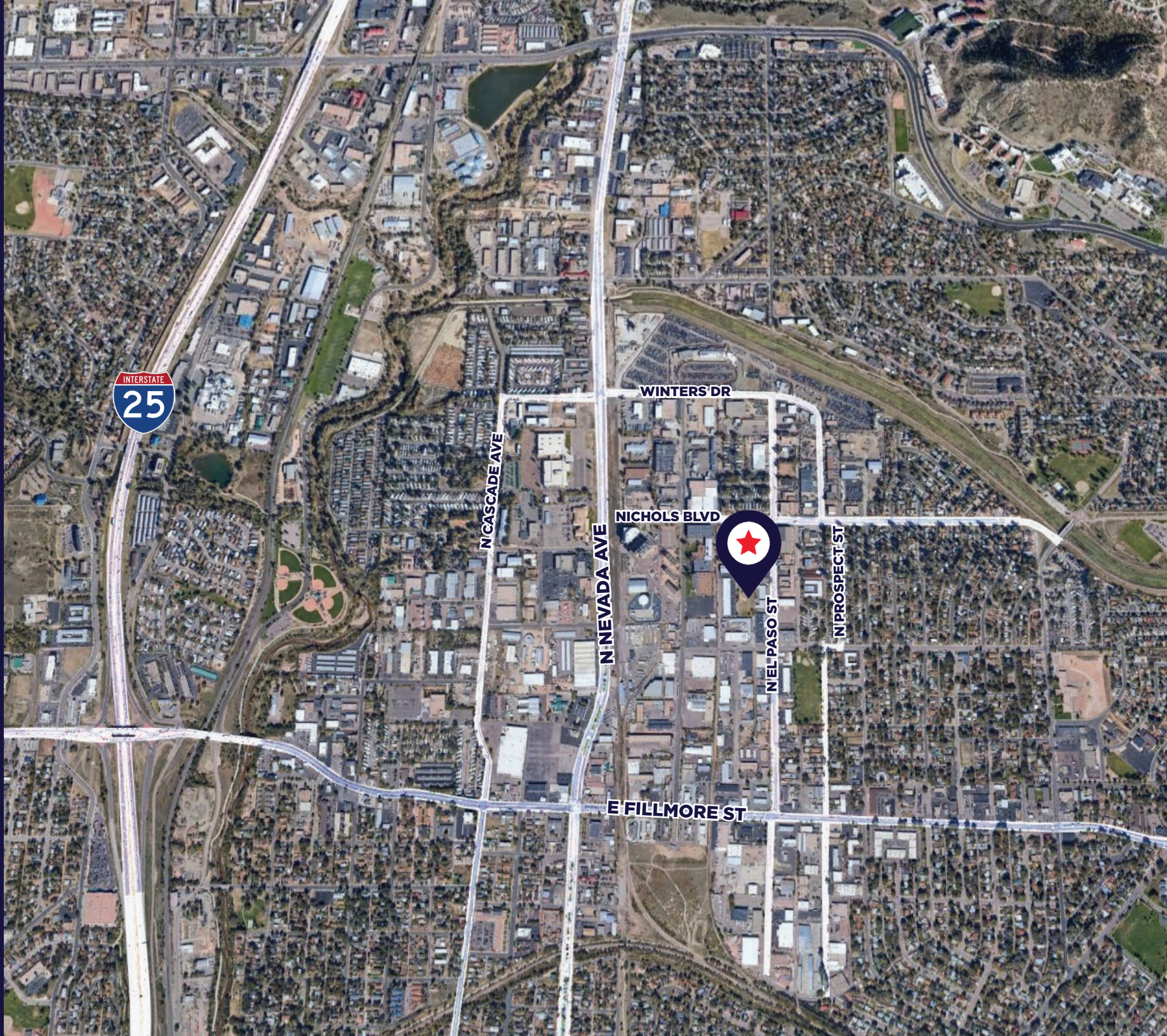
## SUITE 3332

1,750 SF





# VICINITY MAP



WINTERS DR

NICHOLS BLVD

N CASCADE AVE

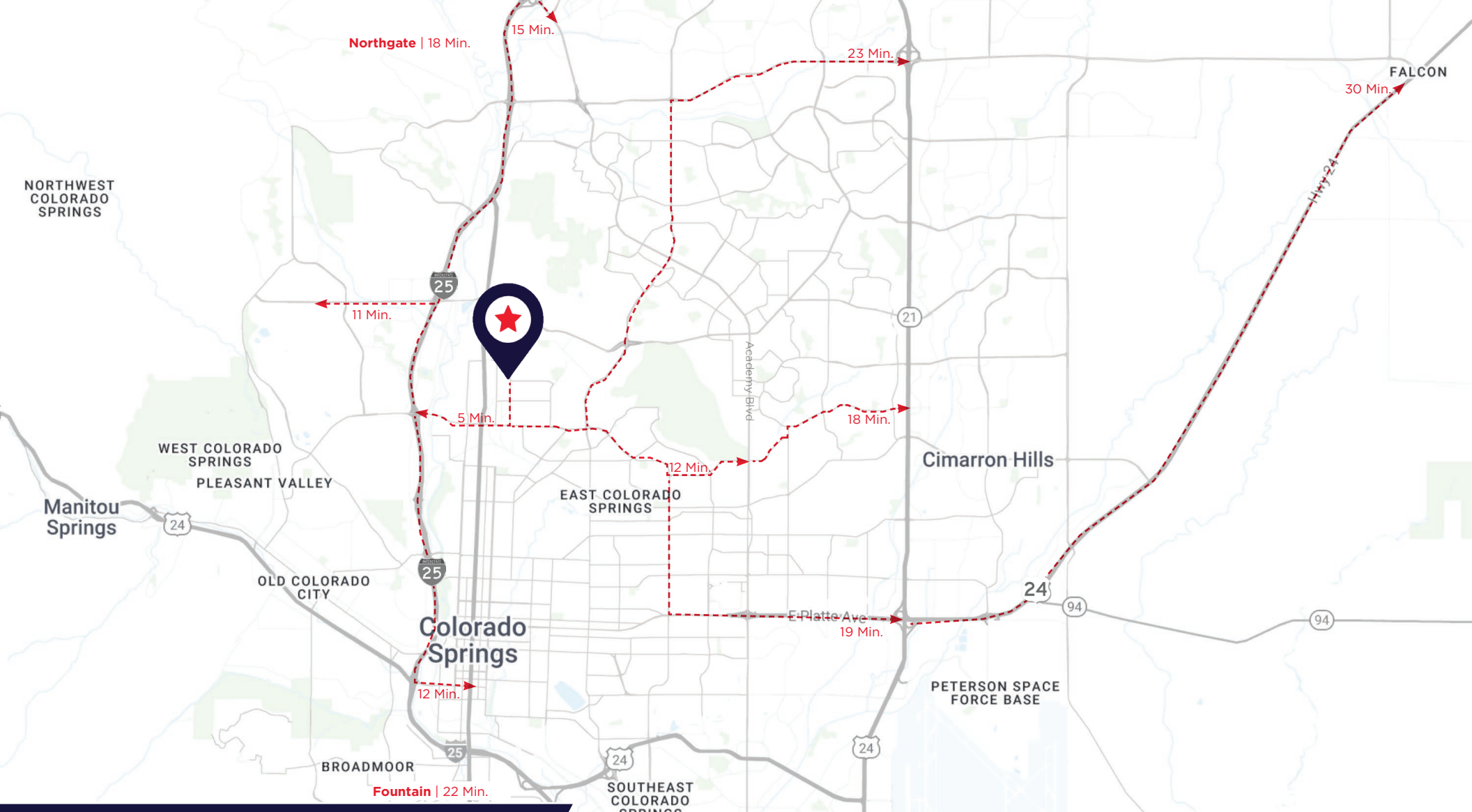
N NEVADA AVE

N EL PASO ST

N PROSPECT ST

E FILLMORE ST





**FOR MORE INFORMATION, CONTACT:**



**Colorado Springs  
Commercial**

**AARON HORN**

Sr. Managing Director

+1 719 418 4070

ahorn@coscommercial.com

**HEATHER MCKEEN**

Director

+1 719 418 4062

hmckeen@coscommercial.com

©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.