## 207 NCHELTON RD COLORADO SPRINGS, CO 80909



## FOR LEASE | SUITE 140 4,100 SF



Colorado Springs Commercial







**10,240 SF** BUILDING SIZE



1.08 ACRES SITE AREA



**20'** CLEAR HEIGHT



**3-PHASE** POWER



(1) 12' x 12' OHD (1) 12' x 16' OHD TOTAL LOADING



**\$4.36/SF (2025 EST.)** EXPENSES

LEASE RATE

MX-L

ZONING

4,100 SF

AVAILABLE SPACE

**\$15.00 PER RSF NNN** 

## MODERN FUNCTIONALITY IN A PRIME CENTRAL LOCATION

Built in 2021, the property features two oversized overhead doors, high ceilings, and a flexible open layout ideal for light industrial, warehouse, or distribution needs. Its convenient location provides quick access to major roads, making it easy to reach customers, suppliers, and local amenities. This is a perfect opportunity for growing businesses seeking clean, efficient, and well-located space.





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