

## **3075 Janitell Rd** Colorado Springs, CO 80906

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**Office/Warehouse | For Lease 16,129 RSF** Quick access & I-25 visibility

# **3075** Janitell Rd Colorado Springs, CO 80906

### **Office/Warehouse | For Lease**

Quick access & I-25 visibility

Strategically positioned just off I-25, **3075 Janitell Rd** offers tenants a plug-and-play solution for immediate regional access and strong industrial fundamentals.

With prominent visibility from the interstate and proximity to major transportation corridors, this location is a standout for users prioritizing logistics efficiency and front-facing exposure.

The building is exceptionally well-equipped for distribution or light manufacturing, with 3-phase power, 23' clear height, and multiple dock-high loading positions that streamline operations.

Functional layout, modern construction, and a balanced office-to-warehouse ratio ensure the space meets a wide range of tenant requirements.







28,771 SF

**BUILDING SIZE** 

BP ZONING



**23'** CLEAR HEIGHT

YES FIRE SPRINKLERS



\$15.00/RSF MG LEASE RATE



600A 480/277V 3-PHASE POWER







#### HVAC in Office Heating in Warehouse

**TENANT EXPENSES:** Utilities & Interior Maintenance, Pro-Rated Snow Removal & Landscaping

**LANDLORD EXPENSES:** Property Taxes, Insurance & Exterior Building Maintenance

**16,129 SF** AVAILABLE SPACE

WAREHOUSE: 11,910 SF OFFICE: 3,219 SF









### **3075 Janitell Rd** Colorado Springs, CO 80906

## Site Plan ////





### **Floor Plan**

### **3075 Janitell Rd** Colorado Springs, CO 80906

#### DRIVE TIMES

20 Min. | Northgate

3 Min. | I-25

(ind)

16 Min. | COS Airport

**10 Min. |** Downtown COS

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