

For Lease-Office/Showroom/Warehouse

I-25 Location

Sundance Plaza & Sutton Lane Buildings

3,911 - 4,636 SF



- Tenant Finish Available
- Located north on I-25 between E Fillmore St & Garden of the Gods Rd
- Great access
- Call for tour

Building

4137-4141 Sinton Rd
205—216 Sutton Lane

Project Size

75,700 SF (5 buildings)

Available Space

4179 Sinton Rd (4,636 SF)
205 Sutton Ln (3,911 SF)

Zoning

M-1 (*Light Industrial*), City of Colorado Springs

Ceiling Height

Up to 14'

Loading Doors

Drive-ins, docks

Base Lease Rates

Call Broker



NAI Highland

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Exclusively Marketed By:

John C. Onstott, JD

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Available Space

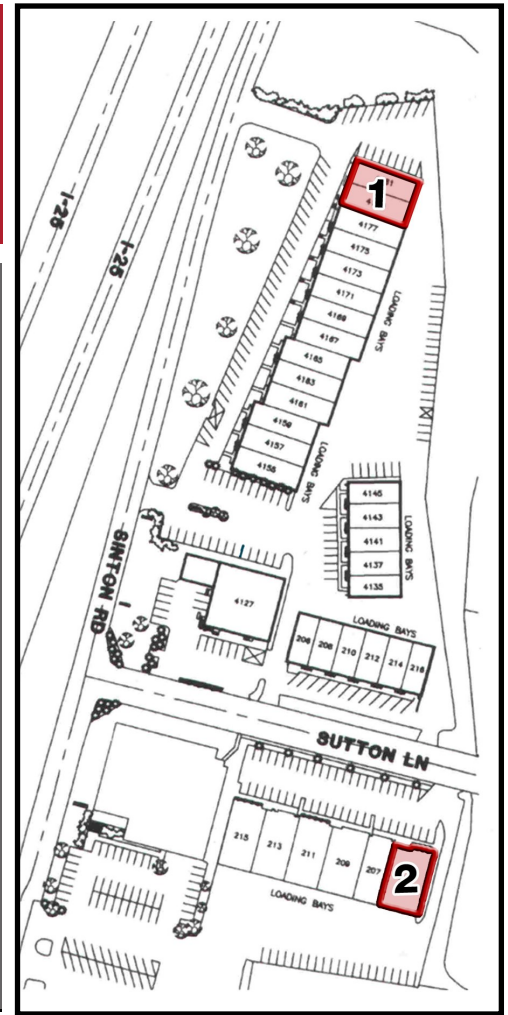
*All square footage is subject to final measurement.

No. 1 — 4179 Sinton Rd

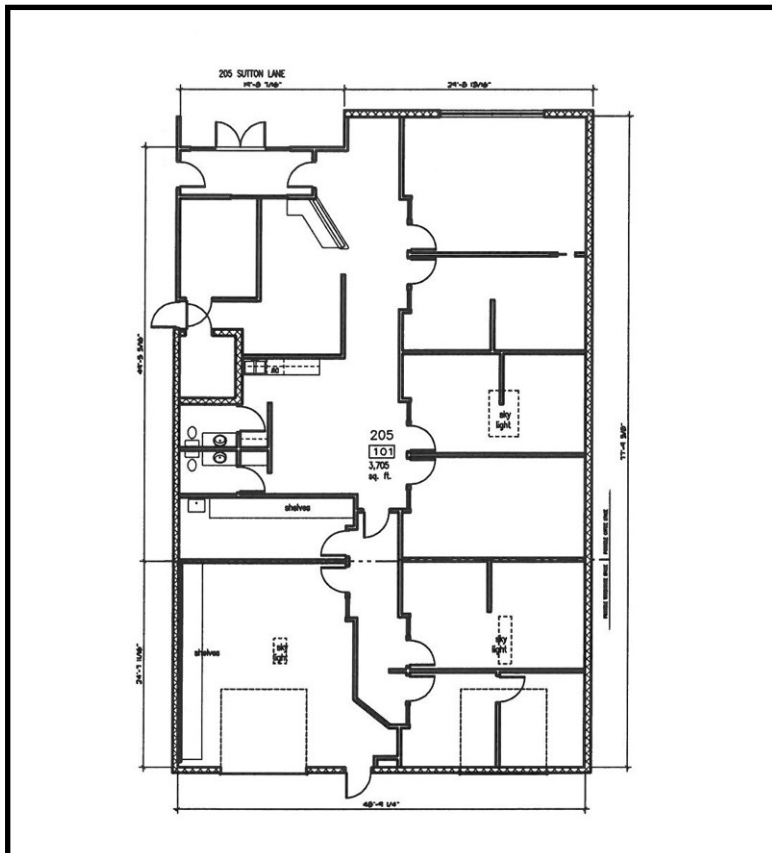
Available Space:	4,636 SF
Current Buildout:	50% Office, 50% Warehouse, two (2) restrooms, break area, dock door

No. 2 — 205 Sutton Ln

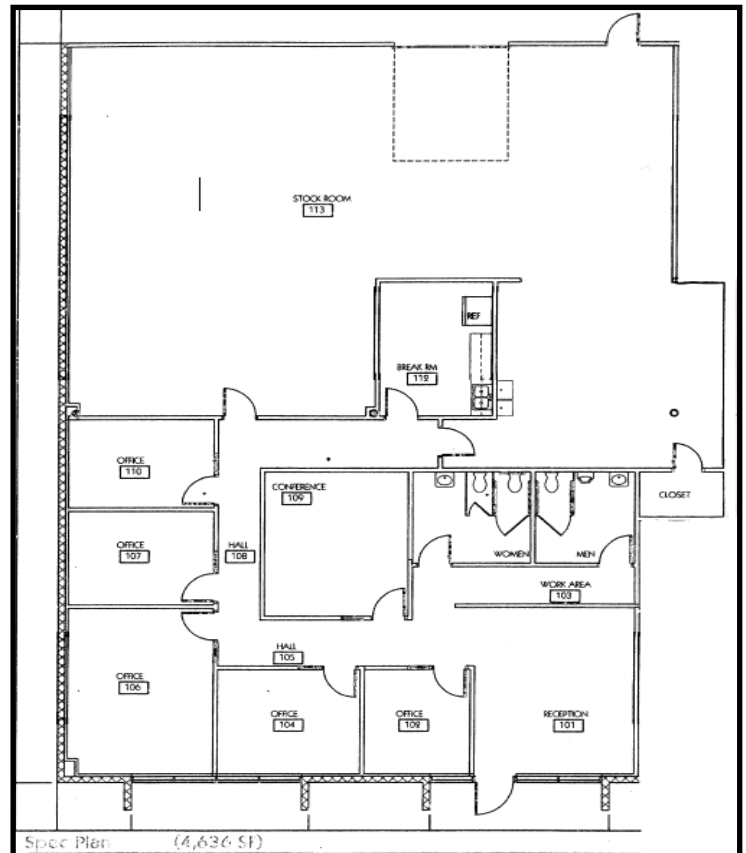
Available Space:	3,911 SF
Current Buildout:	Mostly office, small dock door, drive-in door, break area



205 Sutton Ln (3,911 SF)



4179 Sinton Rd (4,636 SF)



This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above

tions relating to the purchase, renting, or information while not guaranteed was