

FOR LEASE

702 Bandley Drive, Fountain, CO 80817



FOUNTAIN BUSINESS PARK



- ±360,000 SF, Class A Office, manufacturing and warehouse facility
- Lease Rate:
 - From \$7.50 PSF, NNN (first year) for Warehouse Space
 - From \$11.50 to \$12.50 PSF, NNN (first year) for Office Space
- Estimated Operating Expenses: \$1.10 PSF (For 2017)

PROPERTY OVERVIEW

Location:	The building is strategically located in Fountain, Colorado, approximately 12 miles south of Colorado Springs, with immediate access and visibility to Interstate 25.
Address:	702 Bandley Drive, Fountain, CO 80817
Building Size:	± 362,291 Total Building SF
Available Space:	Office/Warehouse/Light Manufacturing Area: up to ± 169,132 SF
Access:	I-25 via exits 128 and 132
R/U Factor:	18% (Modified BOMA)
Size:	A total of ±96 acres which includes 48+ acres of additional developable land.
Year Built:	1986
Tax Schedule #:	El Paso County 56060-01-003 (improved property) 55310-00-056 (vacant, unimproved surplus land)
Legal:	Lot 1 SCI Subdivision (improved property) Metes and Bounds description (vacant and unplatted surplus land)



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**LEASE RATE:
FROM \$11.50 to
\$12.50 PSF, NNN
(FIRST YEAR)**

SITE SPECIFICATIONS



Land Area with Building: ± 48.50 acres

Unimproved Land: ± 48.62 acres, unplatted - For Sale separately

Utilities/Services:

- Water/Sewer—City of Fountain/Fountain Sanitation
- Electricity/Gas—City of Fountain/Aquila
- Telephone—Century Link
- Fire Protection—City of Fountain

Flood Status: The building site is not within a designated FEMA 100-year flood plain as determined by the Flood Insurance Rate Map. A portion of the surplus land to the north is located in the the FEMA 100-year flood plain.

Zoning: PI, Planned Industrial District, City of Fountain

Enterprise Zone: Located within Pikes Peak Enterprise Zone

- Investment Tax Credit - 3% of equipment purchases
- Job Training Tax Credit - 12% of qualified training expenses
- Vacant Building Rehabilitation Tax Credit - 25% of rehab expenditures (hard costs)
- More credits available, visit Pikes Peak Enterprise Zone site

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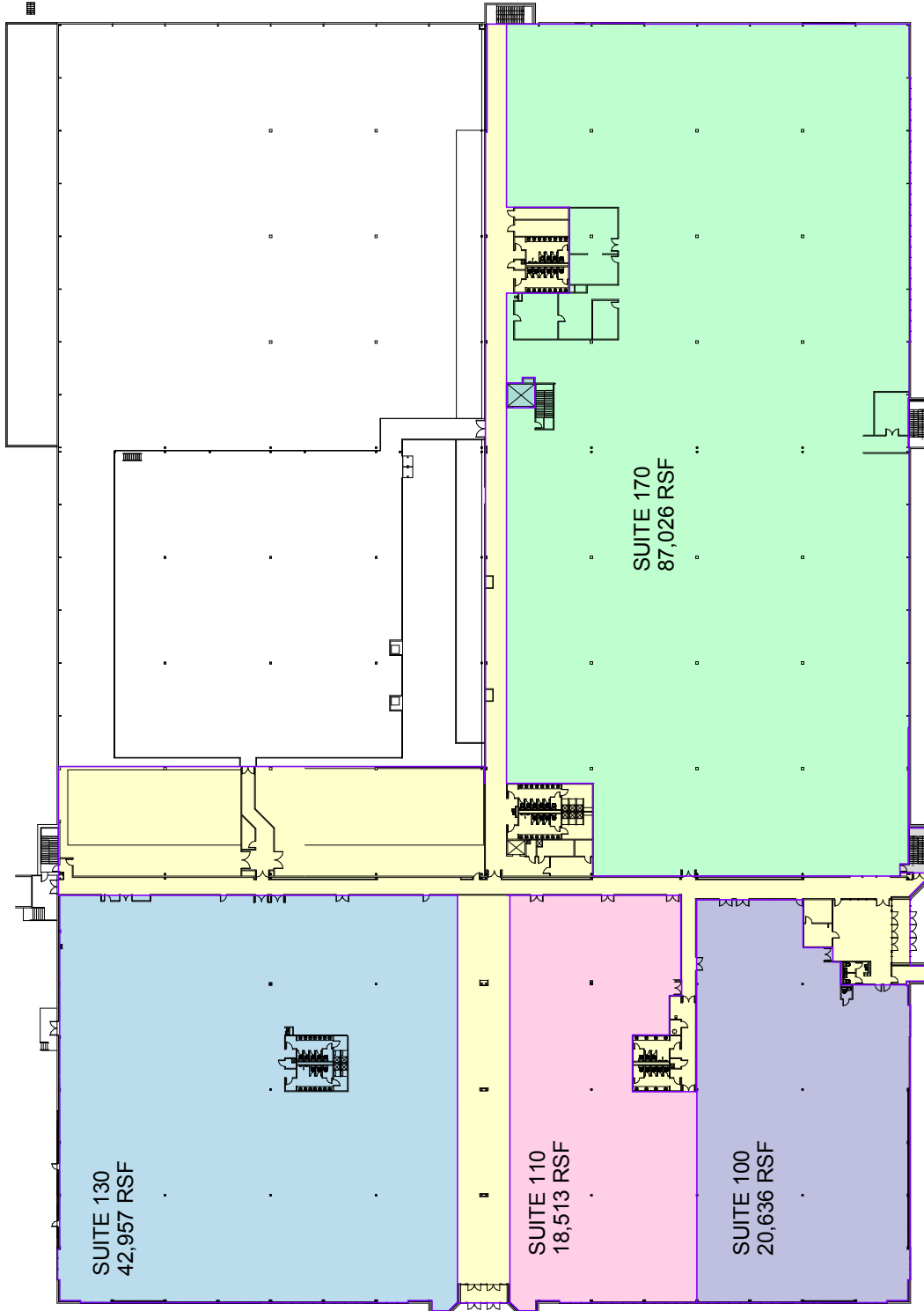


BUILDING MATERIALS, CONSTRUCTION, & SYSTEMS

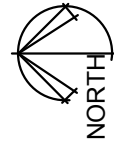
Construction:	Concrete panels with exposed aggregate finish
Floors:	Concrete flooring throughout warehouse
Interior Partitions:	Walls are drywall throughout
Ceiling:	<ul style="list-style-type: none">• Office area—drop ceilings suspended 2' x 4'; acoustic tile with metal grid; drywall finishing in restrooms and corridors• Warehouse area—32'-34'.6"
Fire Protection/Life Safety:	Entire building is fully sprinklered with independent wet system throughout. ESFR sprinkler system in place in a portion of the facility.
HVAC System:	<ul style="list-style-type: none">• Two (2) 100 HP natural gas boilers• Two (2) 600-ton chillers• One (1) steam boiler for humidity control
Electrical:	<ul style="list-style-type: none">• Grid Redundant system in place · Primary Feed - 12,470 volts• 8,500 KVA, 12,000 amps, 277/480 volts, 3 phase, 4 wire service• Primary Feed - 12,470 volts
Water:	<ul style="list-style-type: none">• 12" water main service, 4" feed can accommodate up to 800 gallons per minute
Lighting:	Warehouse area—high-bay, mercury-vapor light fixtures
Doors:	<ul style="list-style-type: none">• Solid wood doors or wood with partial glass composition• Lobby entrance includes secure access entry with full size glass doors
Restroom Facilities:	Five (5) sets of restrooms spread throughout the facility; each restroom features tile on concrete floors, as well as painted drywalls and ceilings.
Loading Doors:	Dock-High—twenty (20) 8' x 9'6" with mechanical levelers; 48" dock height Drive In Doors - Two (2) 8' x 15' and 8' x 9'6"
Parking:	± 1,000 spaces - expandable
Amenities:	<ul style="list-style-type: none">• Anti-static ESD flooring throughout manufacturing/assembly areas• ± 7,000 SF of raised flooring in computer/IT rooms• ± 525 person, full-service cafeteria• Labor pool drawn from Colorado Springs, Fountain, and Pueblo• Back-up, diesel-fired generator for Life Safety

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YOW Architects, PC
 115 S. Weber St., Suite 200
 Colorado Springs, CO
 719-475-8133



1 CONCEPTUAL SUITES

1" = 80'-0"

SUITE 170	87,026 RSF
SUITE 100	20,636 RSF
SUITE 110	18,513 RSF
SUITE 130	42,957 RSF
TOTAL:	169,132 RSF

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Existing Main Floor Plan

