

FOR LEASE - New to Market Warehouse/Flex Space
702 Bandley Drive, Fountain, CO 80817



FOUNTAIN BUSINESS PARK

Up to 169,000 SF Available



- $\pm 360,000$ SF, high-end office, manufacturing and warehouse facility
- Lease Rate from \$7.50 PSF, NNN (1st year) for Warehouse Flex Space - "as is"
- Estimated Operating Expenses: \$1.54 PSF (For 2023)

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:	$\pm 362,291$ Total Building SF
Available Space:	Flex Warehouse - approx. 169,000 RSF
Access:	I-25 via exits 128 and 132
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)



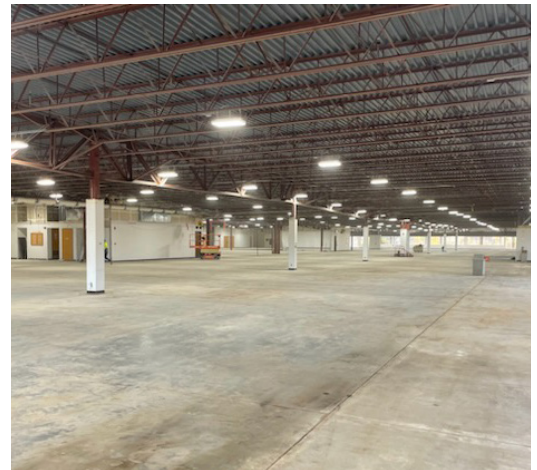
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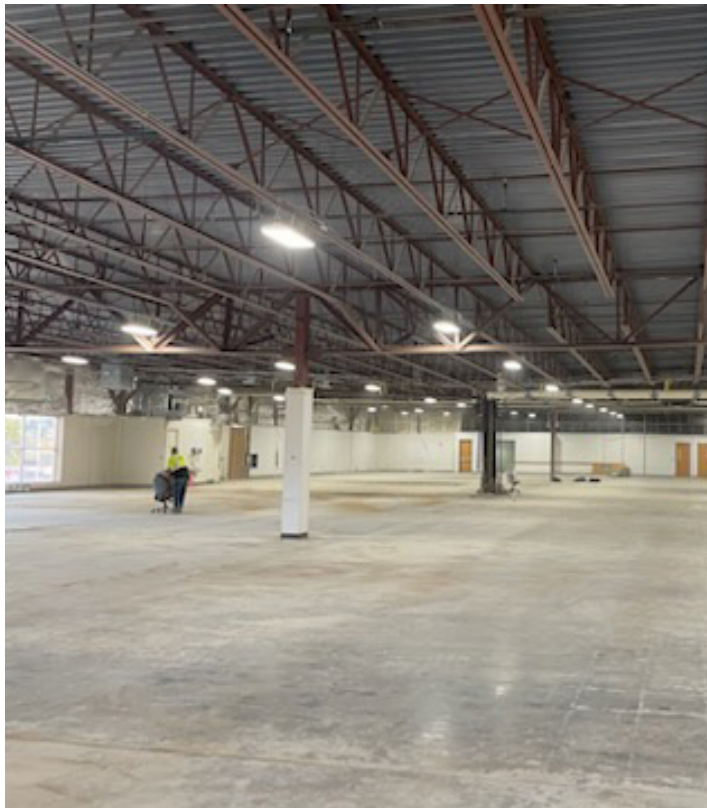
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**LEASE RATE:
FROM \$7.50 PSF, NNN
(FIRST YEAR - "AS IS")**

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

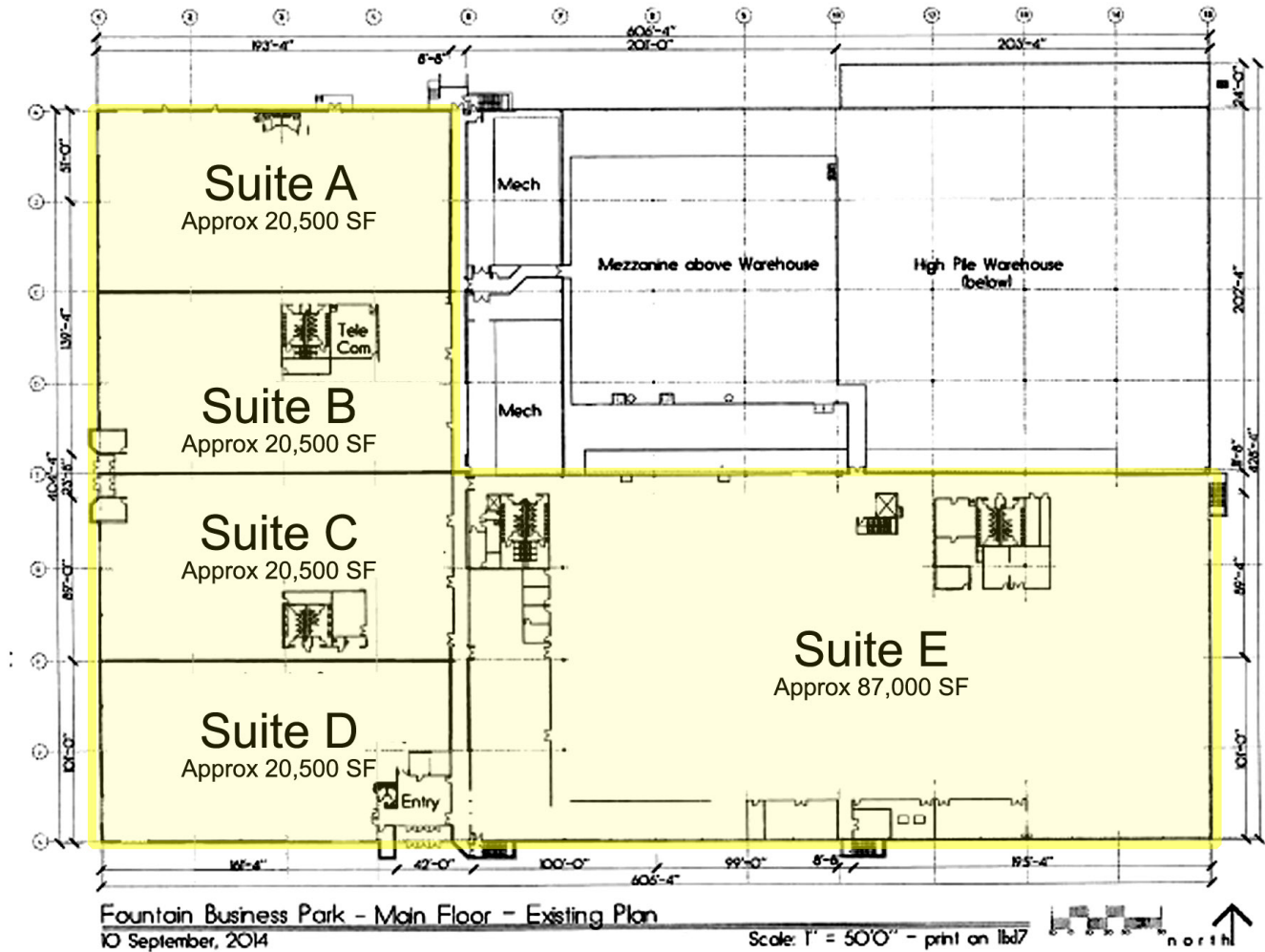
Construction:	Concrete panels with exposed aggregate finish
Floors:	Concrete flooring throughout warehouse
Interior Partitions:	Walls are drywall throughout
Ceiling Heights:	<ul style="list-style-type: none">• Flex Warehouse area 12'6" to 14'6" - floor to bottom of bar joist• 2'6" bar joists depth• 15' to 17' - floor to ceiling clear height
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:	RTU's to be added to meet tenant requirements.
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:	12" water main service, 4" feed can accommodate up to 800 gallons per minute
Lighting:	Lighting to be added to meet tenant requirements.
Column Spacing:	<ul style="list-style-type: none">• 50'x50' interior spacing• 25' exterior spacing
Yard Area:	Additional vacant land allows for yard uses.
Restroom Facilities:	Five (5) sets currently - subject to tenant requirements
Loading Doors:	<ul style="list-style-type: none">• Dock doors and drive-in doors can be added to meet individual tenant requirements. Conceptual door plans attached.
Parking:	± 1,000 spaces - expandable

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Existing Flex/Warehouse

Approx 169,000 RSF



AVAILABLE SPACE

SUITE A	20,500 SF
SUITE B	20,500 SF
SUITE C	20,500 SF
SUITE D	20,500 SF
SUITE E	87,000 SF
TOTAL	169,000 SF

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