



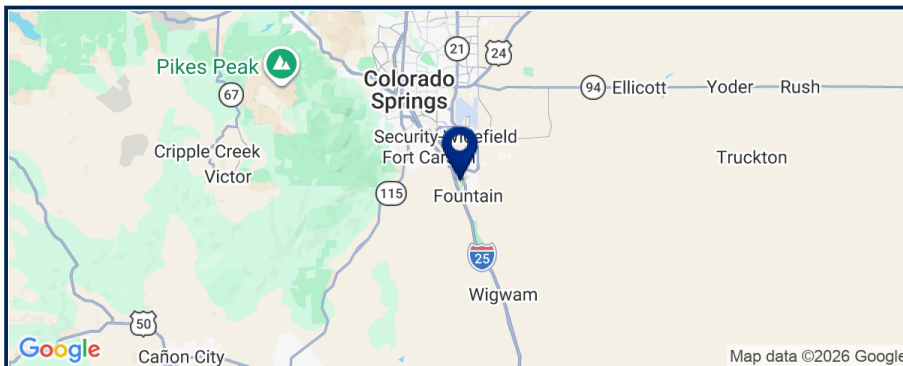
**IRG**  
Industrial Realty Group, LLC

# FOR LEASE

702 Bandley Drive, Fountain CO 80817

## Fountain Business Park

The property is strategically located in Fountain, CO, approximately 12 miles south of Colorado Springs, with immediate access and visibility to Interstate 25. The site is a total of about 96 acres, including 48+ acres of additional developable land avail



### Property Details

<b>Total Sq. Ft.</b>	362,700
<b>Avail. Sq. Ft.</b>	144,773
<b>No. of Buildings</b>	4
<b>Acres</b>	97
<b>Developable Acres</b>	48
<b>Rail Access</b>	Array
<b>Zoning</b>	Planned Industrial
<b>Column Spacing</b>	50x50   50x50   50x50
<b>Ceiling Height</b>	11   12'6   32
<b>Dock Doors</b>	22
<b>Drive-In Doors</b>	2
<b>Car Parking</b>	902