



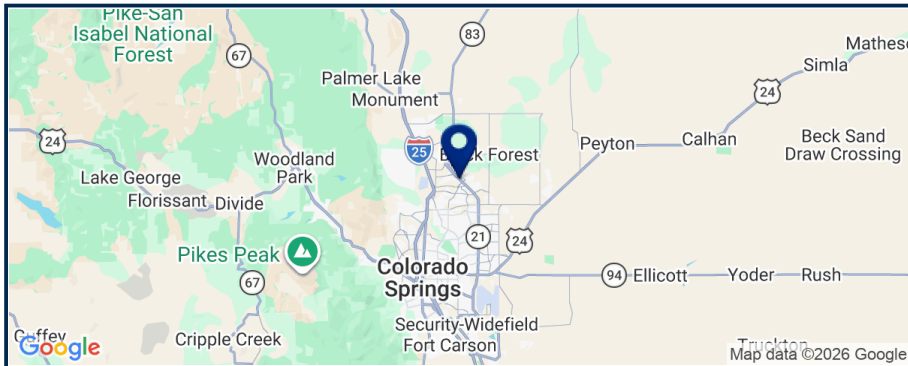
**IRG**  
Industrial Realty Group, LLC

# FOR LEASE

8145 & 8245 North Union Blvd, Colorado Springs CO 80920

## Mountain Vista Business Center

Mountain Vista Business Center is a high tech office and manufacturing facility with heavy power, water, and high ceiling potential on a large expandable site (potential for 439,050 SF of ground floor space with the possibility of 45' clear height). The c



### Property Details

<b>Total Sq. Ft.</b>	266,240
<b>Avail. Sq. Ft.</b>	266,240
<b>No. of Buildings</b>	3
<b>Acres</b>	28
<b>Rail Access</b>	Array
<b>Zoning</b>	Planned Industrial Park
<b>Column Spacing</b>	40x25
<b>Ceiling Height</b>	12-21
<b>Dock Doors</b>	4
<b>Drive-In Doors</b>	3
<b>Car Parking</b>	1,200

Bob Ovesny • (330) 398-4116 • [bovesny@irgra.com](mailto:bovesny@irgra.com)

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