

# Warehouse with Dock Door and Showroom For Lease

6121 N ACADEMY BOULEVARD, COLORADO SPRINGS, CO 80918

**MOVE-IN SPECIAL! - \$5.99/SF/YR NNN**

**High-Visibility From  
N. Academy Blvd!**



## Overview

- Prime Corner Location: High-visibility intersection at N. Academy Blvd. and Lehman Dr.
- Versatile Use: Zoned MX-M for Retail, Office, or Industrial Use
- 9,040 SF Industrial Warehouse with dock and showroom/office
- Ample Parking: 35 Spaces With a 6.44:1,000 SF Ratio
- High-Traffic Area: Over 47,000 Vehicles Per Day
- Heavy Power: 400 AMP, 3-Phase Power Available
- Loading Access: Dock-high Door with possibility of adding Drive-In
- Nearby Amenities: Surrounded by Businesses and Residential Areas
- Signage Opportunity: Prominent Branding on N. Academy Blvd.

### Unit:

Lower Level

### Size:

9,040 SF

### Lease Rate:

\$5.99 SF/YR (NNN)

## Property Details

### Lease Rate

- \$5.99 SF/YR (NNN)

### Space Available

- 9,040 SF (lower level)

### Zoning

- MX-M (formerly C5)

Rev: March 10, 2026



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## Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

## Chris Myers

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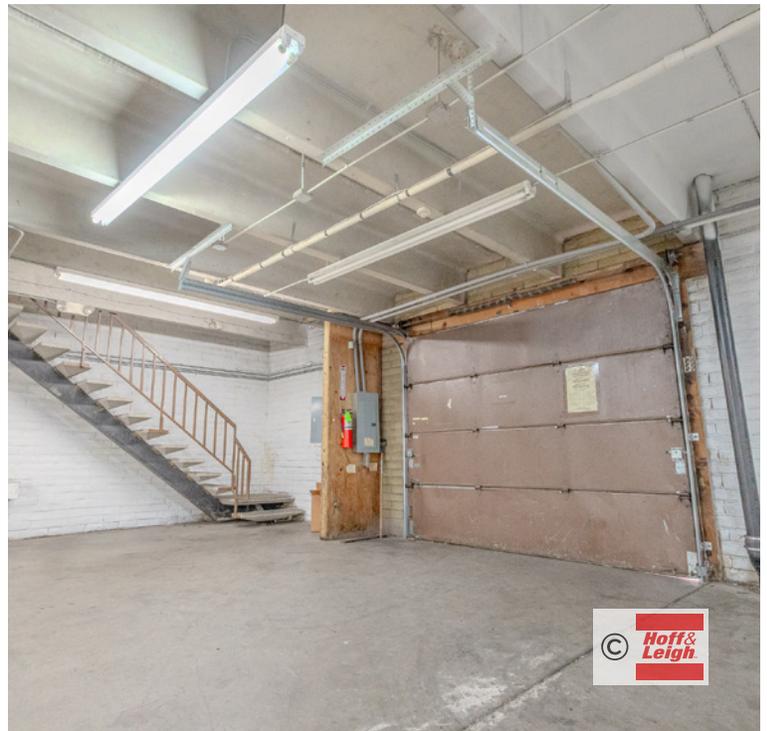
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6121 N Academy Blvd, Colorado Springs, Colorado, 80918

## DEMOGRAPHICS



92,133  
Population



37.1  
Median Age



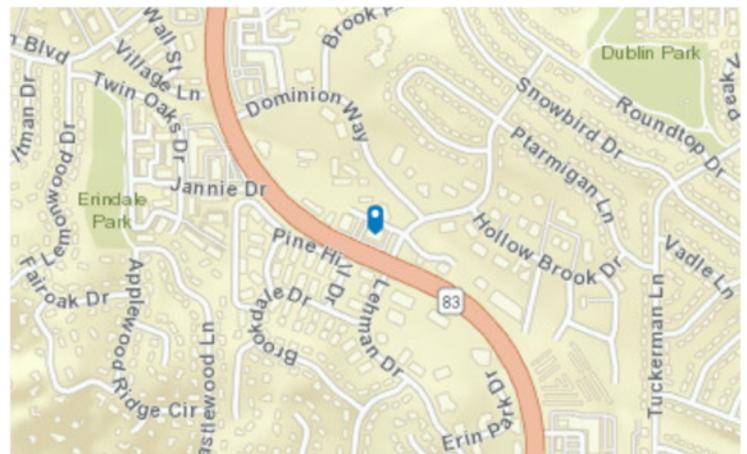
2.4  
Average Household Size



\$88,689  
Median Household Income

## TRAFFIC COUNT

Cross street	VPD	Distance
N Academy Blvd	1,121	0.0
N Academy Blvd	3,035	0.0
Jannie Dr	47,600	0.1
Hollow Brook Dr	3,100	0.2
Dublin Blvd	47,913	0.3



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