

# 3120 BEACON STREET

Colorado Springs, CO

LIGHT INDUSTRIAL  
FOR LEASE



143,615  
VEHICLES  
PER DAY



Fillmore

35,280  
VEHICLES  
PER DAY

Beacon St

700 SF Units Starting at \$1,395/mo

Renee Newland

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REAL ESTATE GROUP



# PROPERTY DETAILS

**PROPERTY ADDRESS** 3120 Beacon Street  
Colorado Springs, CO

**COUNTY** El Paso

**UNIT SIZES** 700 SF x 10

**RENT (GROSS)** \$1,395/mo

**CLEAR HEIGHT** 14 Feet

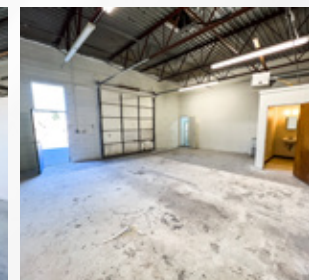
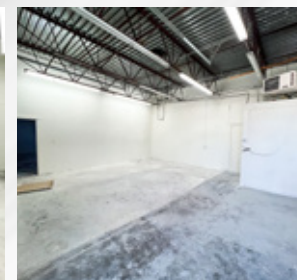
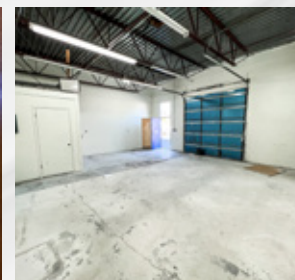
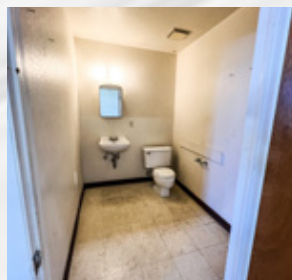
**LOADING** 1- 10' x 10' Drive-In  
Loading Door Per Unit

**ZONING** M-1, Colorado Springs

**YEAR BUILT** 1979

**YEAR RENOVATED** 2022

- Fully Fenced and Secured Yard
- Brand New Asphalt on entire site
- OH Doors and bathrooms in every single unit
- Conveniently located less than 2 minutes from I-25/Fillmore interchange





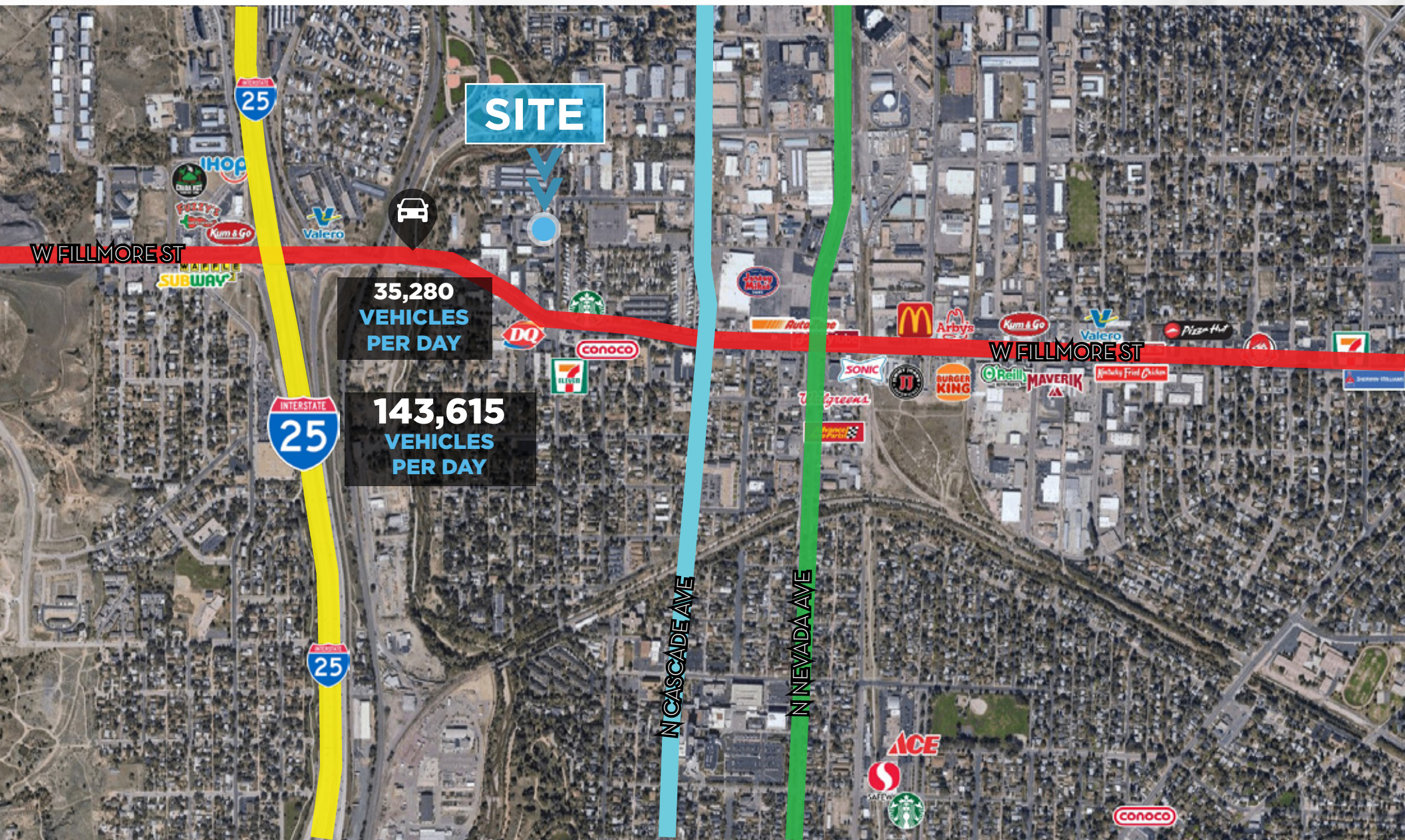


# PROPERTY LAYOUT





# SURROUNDING RETAIL





# LOCATION MAP



**SITE**

**COLORADO  
SPRINGS**



# ADDITIONAL PHOTOS





# ADDITIONAL PHOTOS





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