

Industrial/Flex Space For Lease

3630 N STONE AVENUE, COLORADO SPRINGS, COLORADO 80907



Overview

This versatile 3,000 SF industrial/flex space is well positioned on N Stone Avenue with quick access to Nevada Avenue, Garden of the Gods Road, and I-25. The layout includes approximately 1,000 SF of office with two private offices, a reception area, and two restrooms, along with an additional shop bathroom located in the warehouse. The 2,000 SF warehouse offers 14 to 16 feet of clear height, usable mezzanine space, and two 14-foot drive-in doors for efficient loading and operations. The property also includes a fenced storage area on the north side of the building and about 10 dedicated parking spaces. This setup is ideal for a wide range of light industrial, contractor, storage, or flex users seeking a functional and accessible North Colorado Springs location.

Highlights

- (2) 14' Drive-in Overhead Doors
- Fenced Outdoor Storage
- Functional Mezzanine Space
- Quick I-25 Access

Property Details



Lease Rate
\$17.00 SF/YR (MG)
\$4,250 / Month (MG)



Zoning
LI-NNA



Space Available
3,000 SF



Building Size
5,000 SF



Lot Size
0.57 Acres

Rev: December 15, 2025

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.

Industrial/Flex Space For Lease

3630 N STONE AVENUE, COLORADO SPRINGS, COLORADO 80907



Rev: December 15, 2025

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. Prospective tenant should carefully verify each item of information contained herein.

Kenny Juarbe

C: 719.237.6065

O: 719.630.2277

Kjuarbe@HoffLeigh.com



Industrial/Flex Space For Lease

3630 N STONE AVENUE, COLORADO SPRINGS, COLORADO 80907



Rev: December 15, 2025

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. Prospective tenant should carefully verify each item of information contained herein.

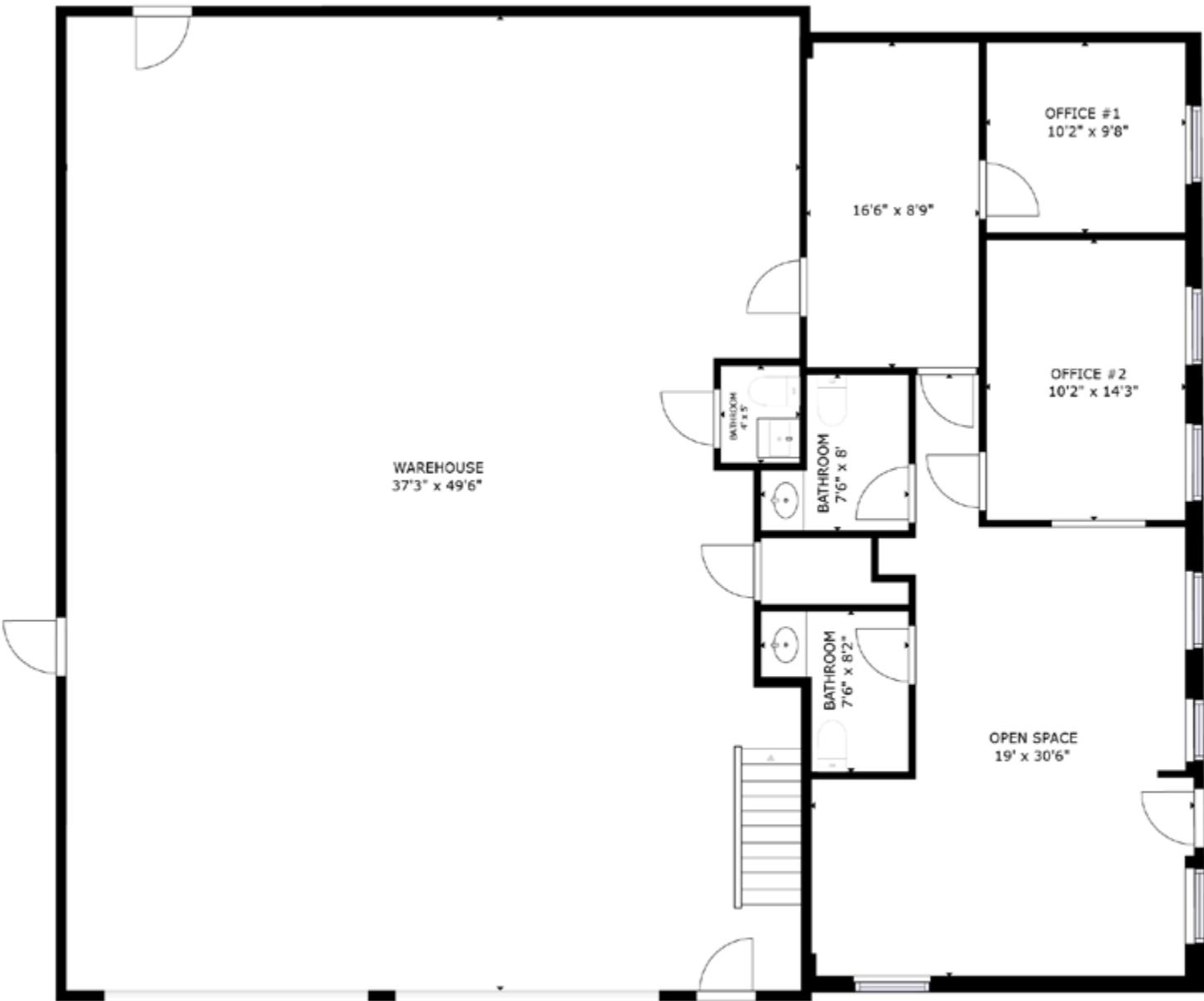
Kenny Juarbe

C: 719.237.6065

O: 719.630.2277

Kjuarbe@HoffLeigh.com

Floor 1



Rev: December 15, 2025

Our Network Is Your Edge

Kenny Juarbe

C: 719.237.6065

O: 719.630.2277

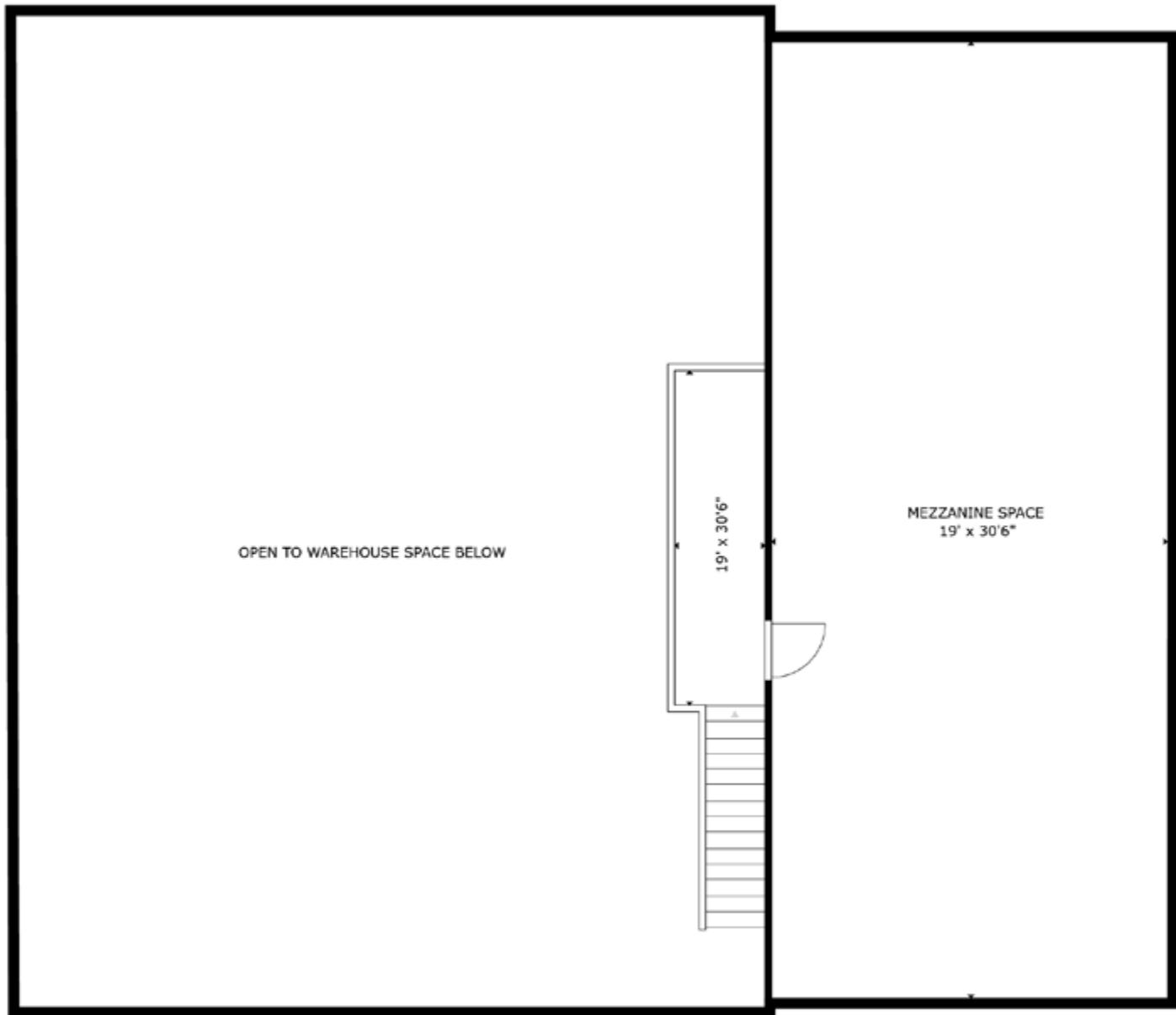
Kjuarbe@HoffLeigh.com



Industrial/Flex Space For Lease

3630 N STONE AVENUE, COLORADO SPRINGS, COLORADO 80907

Floor 2



Rev: December 15, 2025

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. Prospective tenant should carefully verify each item of information contained herein.

Kenny Juarbe

C: 719.237.6065

O: 719.630.2277

Kjuarbe@HoffLeigh.com

Industrial/Flex Space For Lease

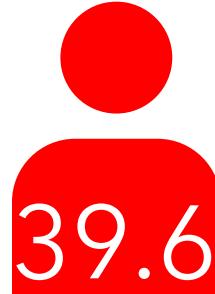
3630 N STONE AVENUE, COLORADO SPRINGS, COLORADO 80907

3630 N Stone Ave, Colorado Springs, Colorado, 80907

DEMOGRAPHICS



84,786
Population



39.6
Median Age



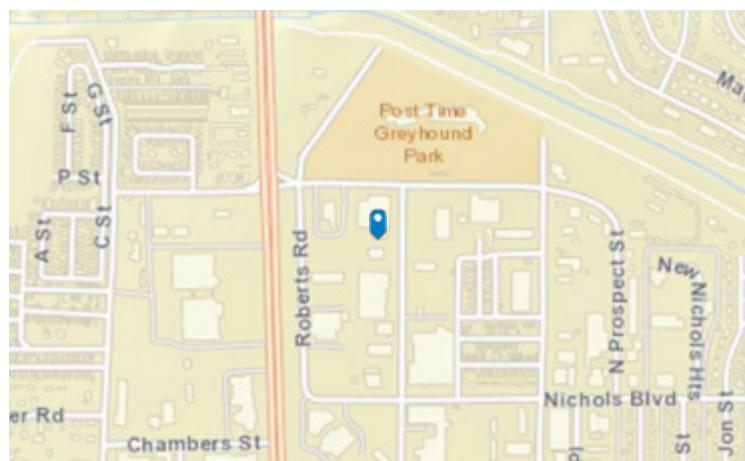
Average
Household Size



\$77,569
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Roberts Rd	7,102	0.1
Winters Dr	23,259	0.1
Winters Dr	7,100	0.2
N Nevada Ave	4,700	0.2
Stone Ave	1,100	0.2



Rev: December 15, 2025



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. Prospective tenant should carefully verify each item of information contained herein.

Kenny Juarbe

C: 719.237.6065

O: 719.630.2277

Kjuarbe@HoffLeigh.com

Industrial/Flex Space For Lease

3630 N STONE AVENUE, COLORADO SPRINGS, COLORADO 80907



Rev: December 15, 2025

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. Prospective tenant should carefully verify each item of information contained herein.