

# Industrial Condo for Lease

712 Clark Place, Unit 190 Colorado Springs, CO 80915

## PROPERTY SPECIFICATIONS

Available Size	±2,400 Square Feet 1,800 SF Warehouse 600 SF Office
Year Built	2018
Zoning	PIP - 1
Location	Wooten Rd on the North side of Platte Ave
Electrical	200A   3PH
Clear Height	18' In Warehouse
Drive-In Doors	(1) 14'
Features	<ul style="list-style-type: none"><li>- New Cut Block Construction</li><li>- Close Proximity to Platte &amp; Powers</li><li>- Ample Ingress &amp; Egress</li><li>- 3 Offices and 14' Rear Door</li></ul>
Additional Info	\$350 per month HOA Fee
Property Taxes	\$4,100.00
Lease Price	\$13 per SF + NNN

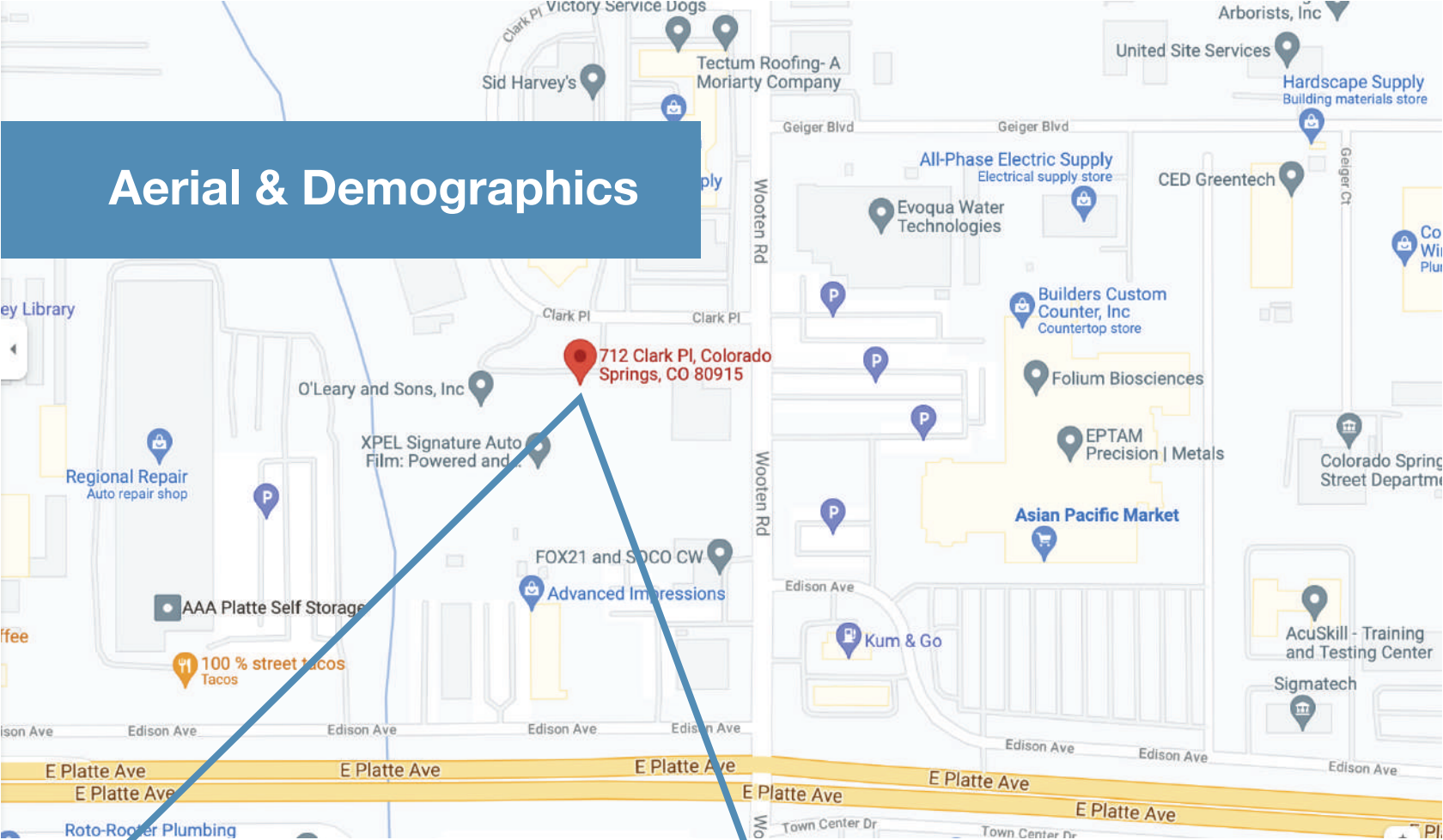


## IDEAL USER

Man-Cave, Small Industrial User,  
Electrician, HVAC Company  
and/or Roofer

For more information: Mark Martinez | 719-210-7071 | markom3@aol.com

# Aerial & Demographics



## MARKET PROFILE\* (2021)

RADIUS	1-MILE	3-MILE	5-MILE
Total Population	14,251	112,203	252,808
Total Hhlds	5,675	45,665	101,810
Avg Hhld Income	\$54,185	\$63,289	\$70,091
Avg Home Value	\$250,809	\$336,453	\$351,612
Businesses	483	4,321	10,575
Employees	4,981	47,809	123,635

\*Market numbers are approximate

## TRAFFIC COUNTS / VEHICLES PER DAY

STREETS	VPD
E Platte Avenue (E&W)	69,875
Wooten Rd	4,729
E Platte Ave & N Academy Blvd	100,138

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