

[EXPLORE VIRTUAL TOUR](#)

OVERVIEW

- Up to 138,238 SF Available
- In the HUB (Enterprise Zone)
- Great access to entire City
- Grade Level and Dock High Doors
- Parcel - 6414204020, 6414204014 & 6414204039
- Heavy Power
- Fiber Internet
- C-6 Zoning
- Low NNNs

**Lease Rate:**

\$6.50 - \$12.00
PSF (\$2.00 NNN)

**Space Available:**

500 - 138,238 SF

**Building Size:**

179,891 SF

**Lot Size:**

12.98 Acres

**Zoning:**

C6

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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TOWN & COUNTRY BUSINESS PARK

4040 - 4190 E. Bijou Street, Colorado Springs, CO 80916



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4040 E Bijou St, Colorado Springs, Colorado, 80909 (Ring of 3 miles)

DEMOGRAPHICS



118,062
Population



Median Age



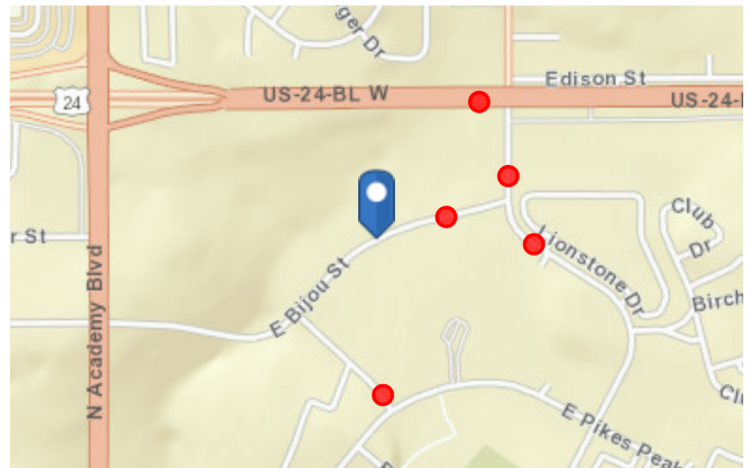
Average
Household Size



\$43,736
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
N Murray Blvd	3,756	0.1
E Bijou St	15,013	0.2
E Pikes Peak Ave	2,267	0.2
Lionstone Dr	17,719	0.2
N Murray Blvd	42,667	0.2



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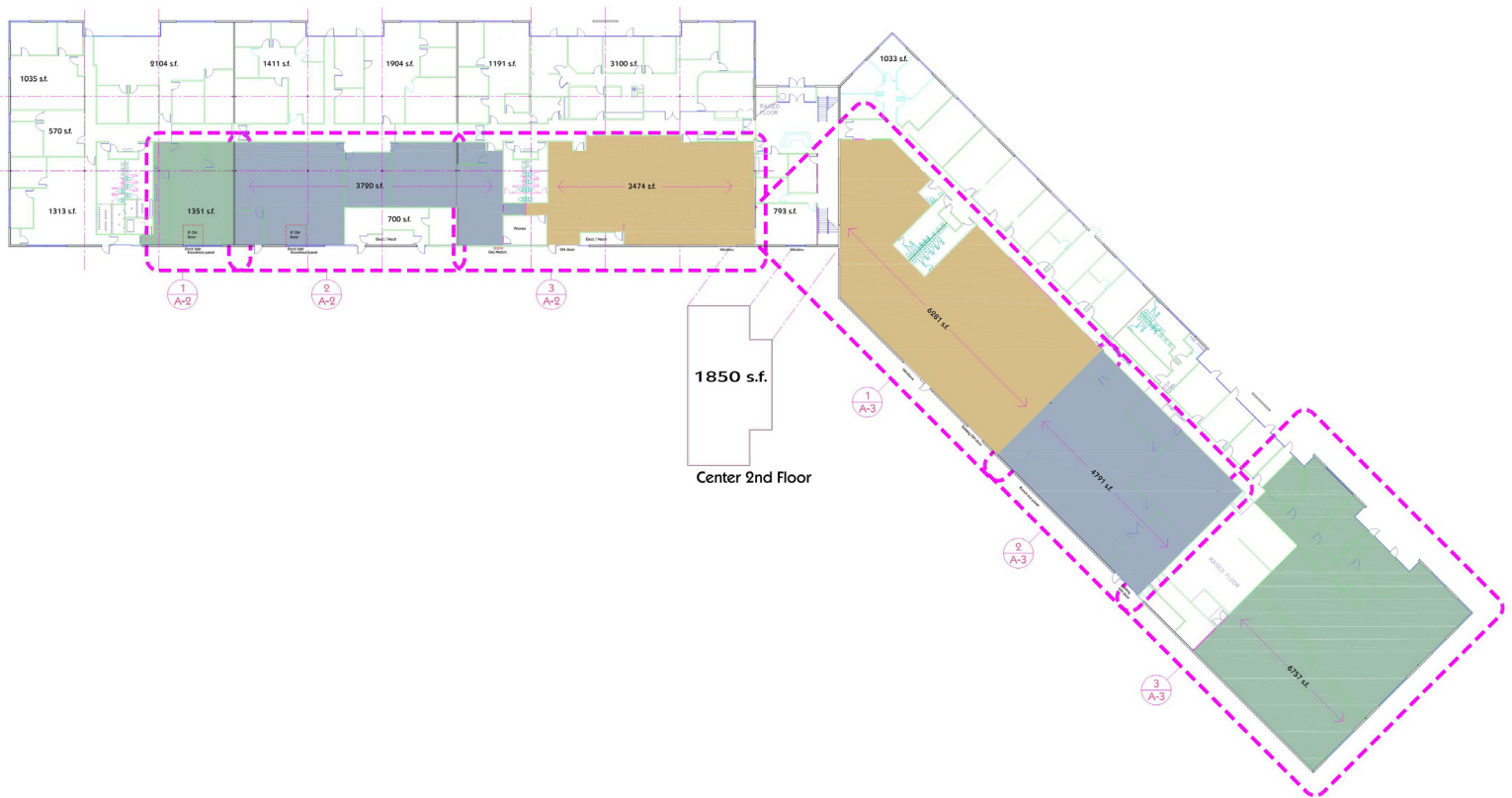
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4040 E. Bijou Street

500 - 47,391 SF Available



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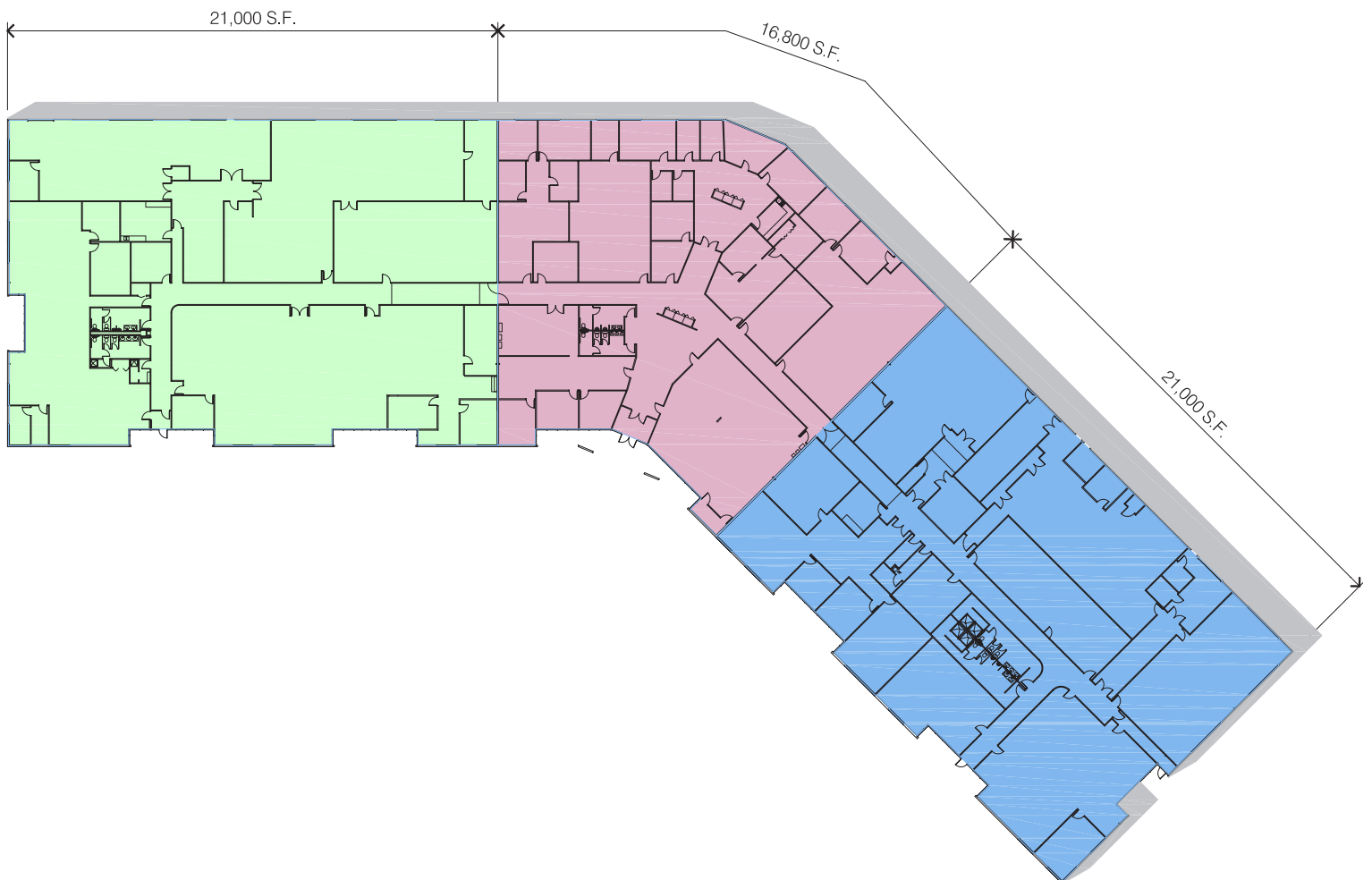
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4060 E. Bijou Street

20,000 - 60,264 SF Available



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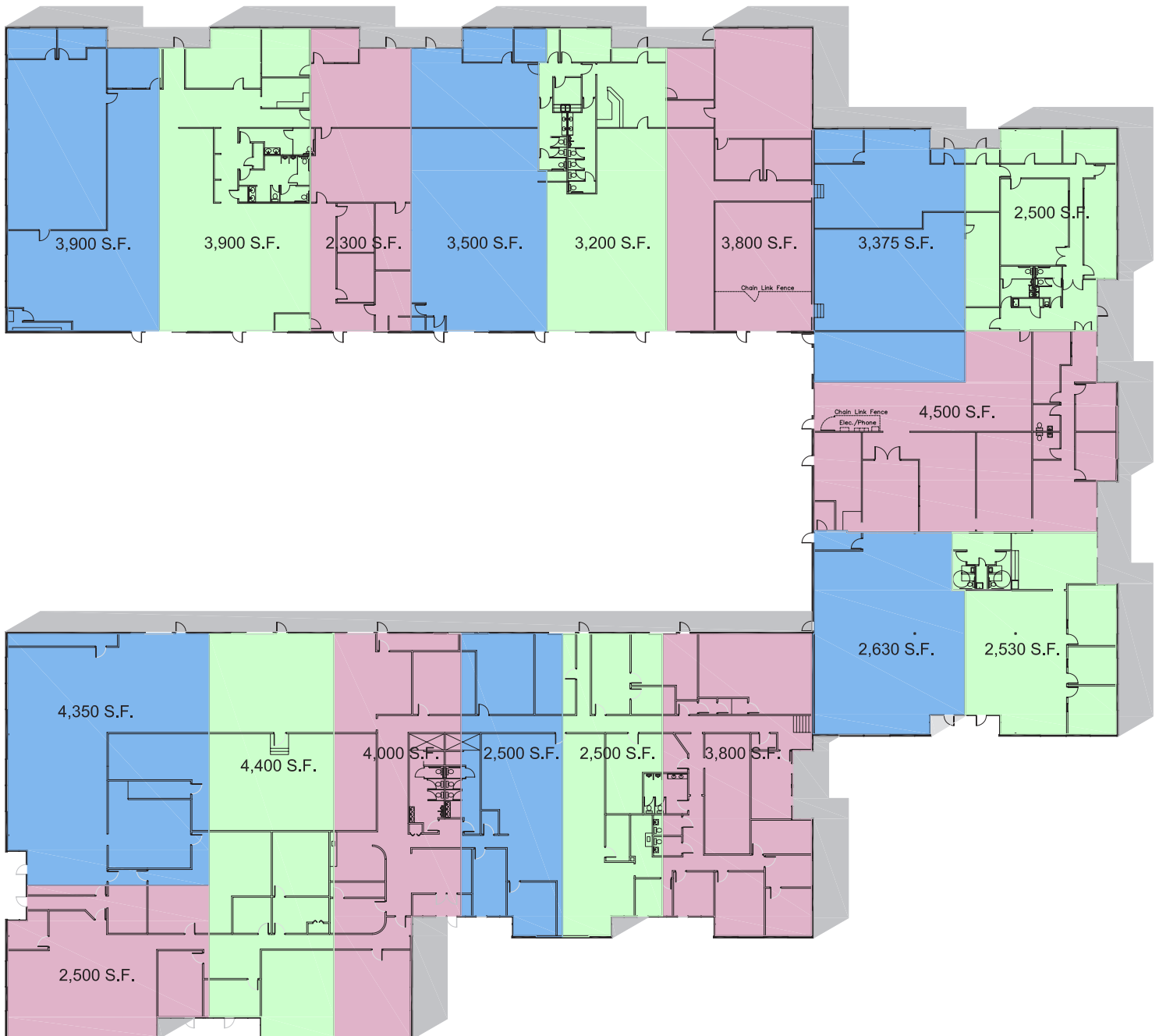
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4146 - 4190 E. Bijou Street

5,000 - 30,583 SF Available



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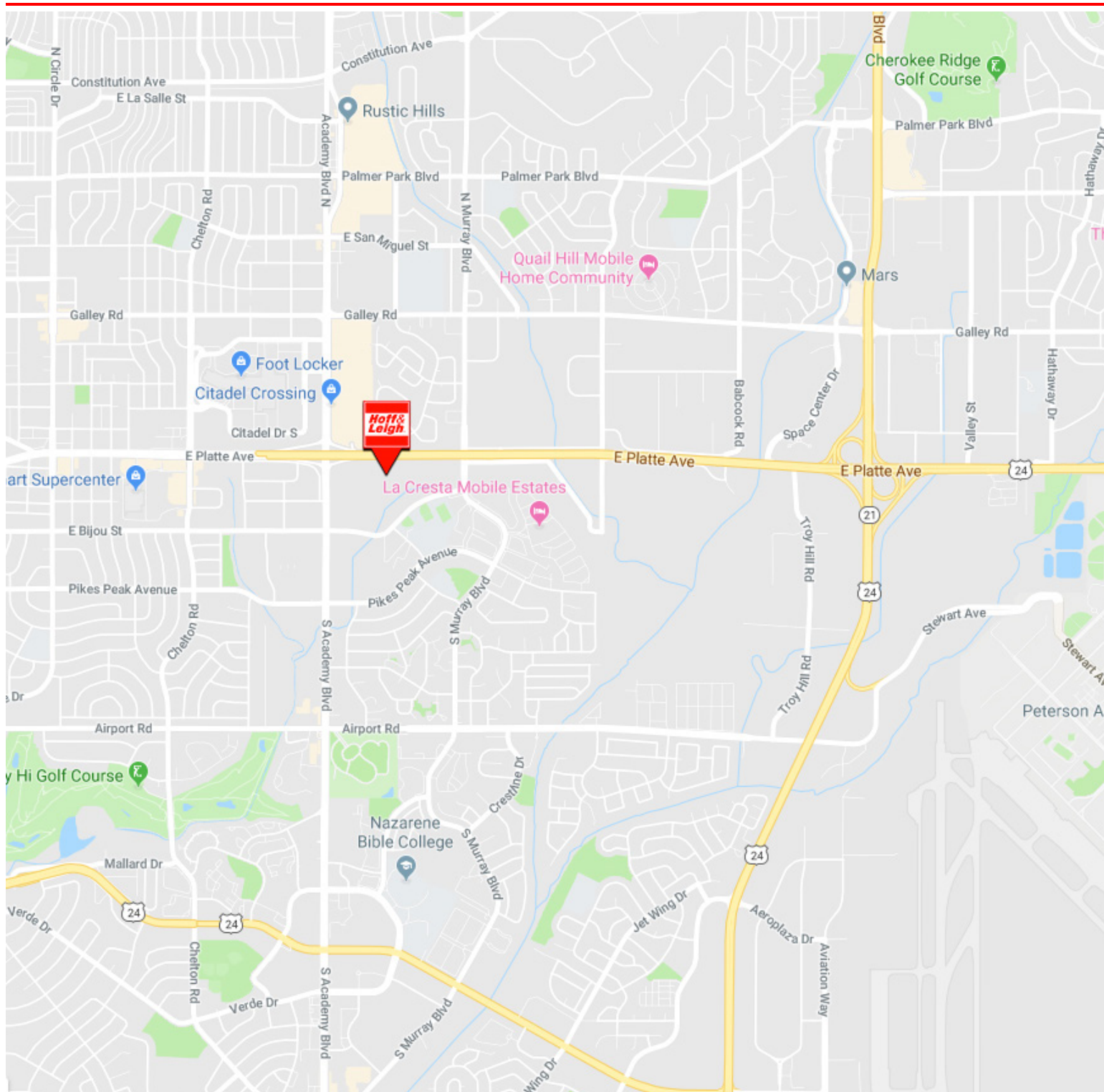
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