

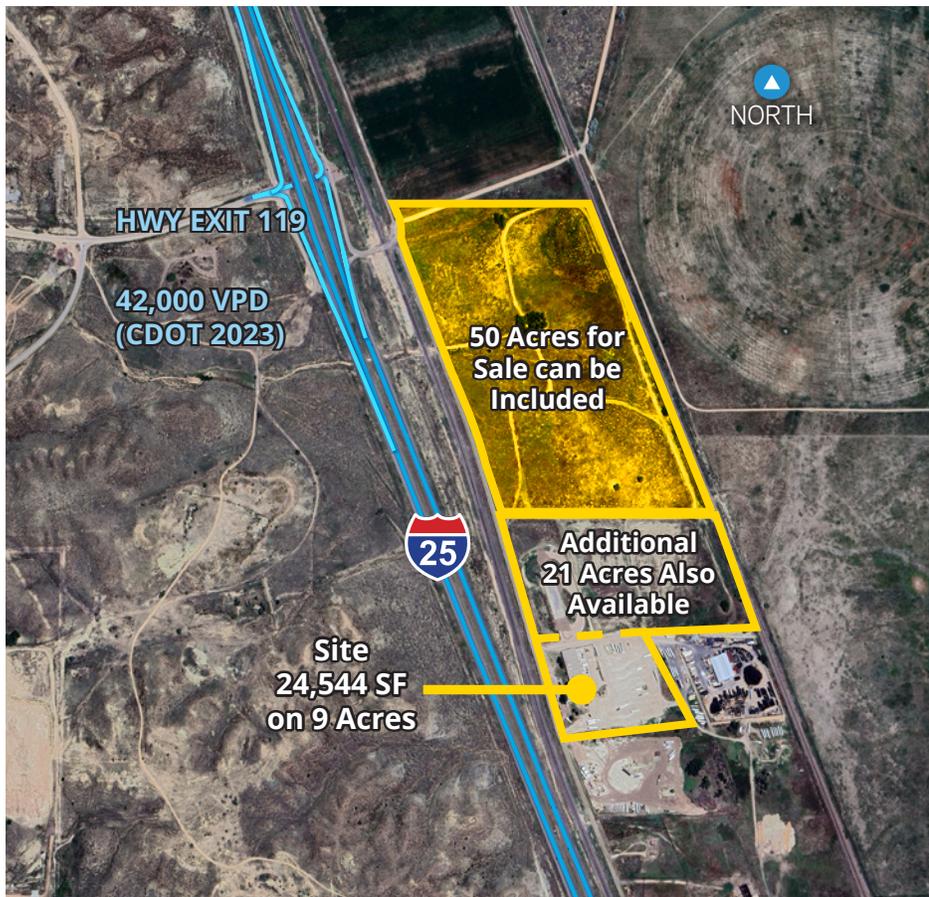
# For Lease

24,544 SF Building on 9 - 30 Acre Site  
I-3 Zoning & I-25 Visibility!

19825 Wigwam Rd.  
Fountain, CO 81008

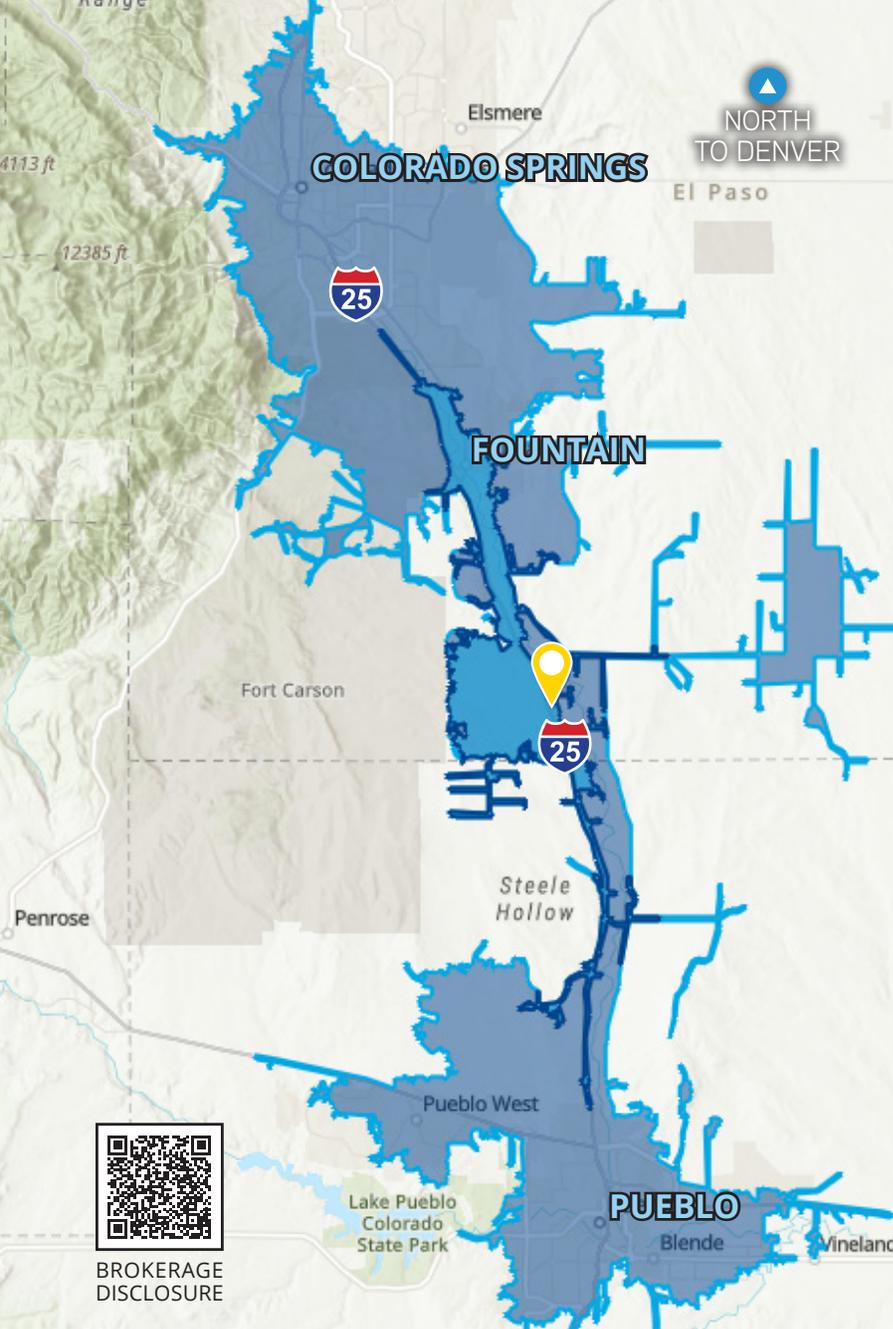
## Site Specifics

- Area: 24,544 SF Bldg.  
on 9 - 30 Acres
- Lease Rate: \$8.95/SF NNN for  
Building on 9 Acres,  
Up to 21 More Acres  
for Negotiable Price
- Office: 2,283 SF with Large  
Classroom in the  
Warehouse That Can  
Stay or Go
- Warehouse: 22,261 SF
- Loading: Three (3) Drive-Ins  
(17'x16')
- Zoning: I-3 Heavy Industrial
- Clear Height: 19'
- City/County: Unincorporated EL  
Paso County
- Taxes: \$24,433 (2025)
- Water: Well
- Power: Mountain View  
Electric



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BROKERAGE DISCLOSURE

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## Demographics

	30 Minute Drive Time	
<b>2024 Population</b>	466,109	
<b>Growth Since 2010</b>	12.5%	
<b>Blue Collar Labor Pool</b>	44,992	
<b>Average Household Income</b>	2024 \$89,498	2029 \$105,742

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