

INDUSTRIAL SPACE FOR LEASE  
**1210 S EL PASO ST**  
 COLORADO SPRINGS, CO



**PROPERTY SUMMARY**

**SPACE FOR LEASE:**

**6,418 SF**      **\$18.00/SF NNN**

2025 Est. Expenses (NNNs)      \$2.50/SF

YEAR BUILT / RENOVATED:      1986

ZONING:      GI SS

PARKING:      3.0697ac Fenced Yard

- 18' Clear Ceiling Height
- 3- Drive-Ins (9-12')
- Former Automotive shop with office & mezzanine spaces; adaptable for any industrial need

**PROPERTY SUMMARY**

**DRIVE TIME - MINUTES:**

	<b>5 MIN</b>	<b>10 MIN</b>	<b>15 MIN</b>
2025 Est. Population	7,016	82,833	239,828
2025 Est. HHs	3,392	36,269	101,622
2025 Est. Avg. HH Income	\$ 76,211	\$ 88,936	\$ 93,307

**RADIUS - MILES:**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
2025 Est. Population	10,266	103,069	235,300
2025 Est. HHs	4,789	45,951	98,807
2025 Est. Avg. HH Income	\$ 77,300	\$ 93,229	\$ 94,922

*Source: Esri (2024), Esri-Data Axle, U.S. Census Bureau  
 Photos courtesy of CoStar*

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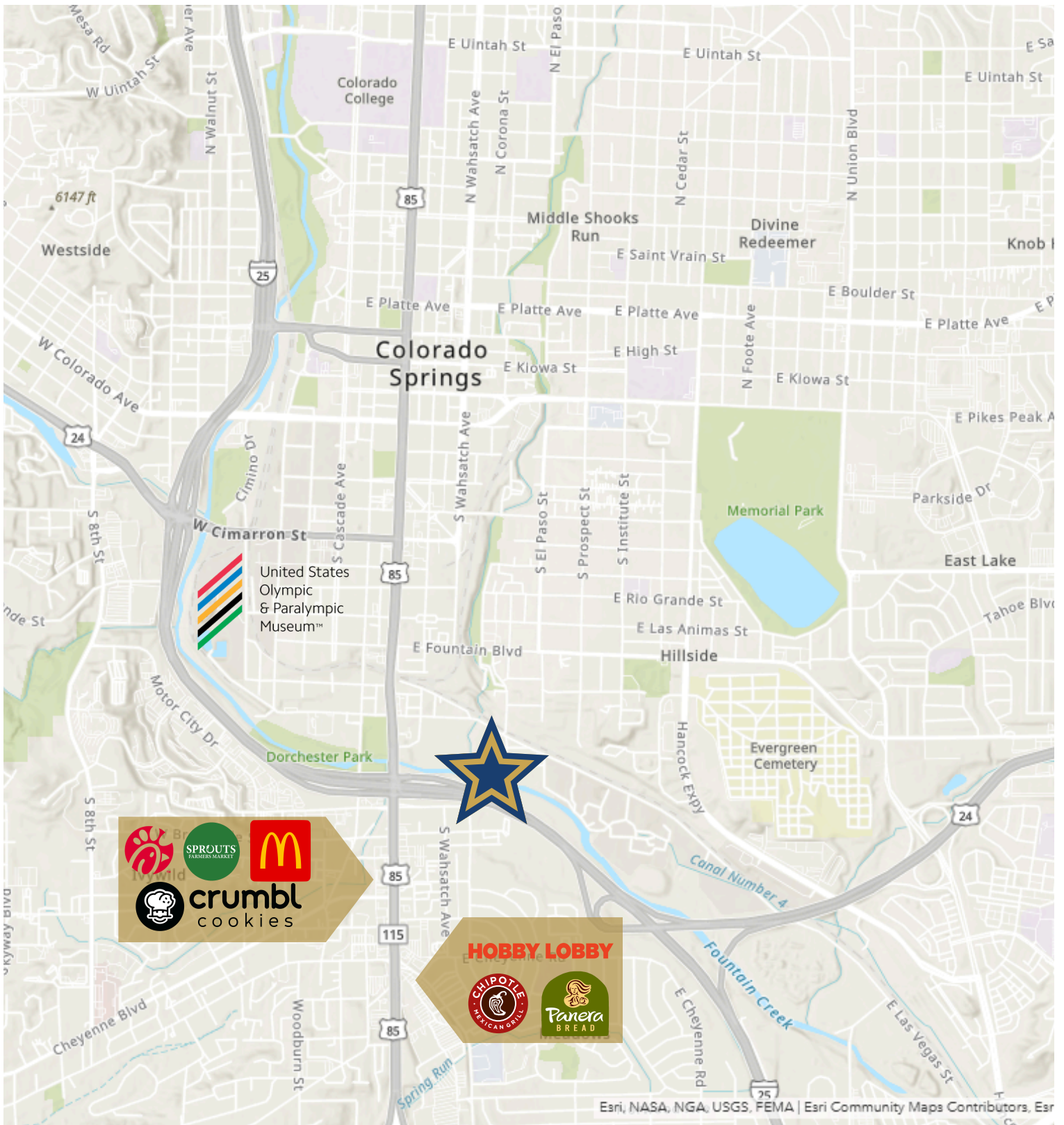
**kw** KELLERWILLIAMS.  
 PREMIER REALTY

**david.**  
 COMMERCIAL REAL ESTATE

 **Craddock Commercial**  
 Real Estate LLC

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# SURROUNDING AREA



**Craddock  
Commercial**  
Real Estate LLC

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COMMERCIAL REAL ESTATE

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PREMIER REALTY

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