

INDUSTRIAL SPACE FOR LEASE

**1210 S EL PASO ST**

COLORADO SPRINGS, CO



### PROPERTY SUMMARY

#### SPACE FOR LEASE:

**5,000 SF     \$19.00/SF MOD. GROSS**

YEAR BUILT / RENOVATED:	1986
ZONING:	GI SS
PARKING:	3.0697ac Fenced Yard
OH DOORS:	3-Drive Ins (9-16')
CLEAR HEIGHT:	18'
POWER:	HEAVY

### PROPERTY SUMMARY

Positioned in the urban core of Colorado Springs, this 5,000 SF industrial asset offers a functional warehouse layout complemented by multiple mezzanines, partitioned offices, a lobby area for customers, and over 3 acres of fully fenced outdoor storage. This property is ideal for contractors, fleet operators, or equipment-intensive users. Zoned heavy industrial (GI), the property supports a wide range of uses with permitted outdoor storage and ample yard capacity, providing a rare combination of building utility and scalable yard space in a central location

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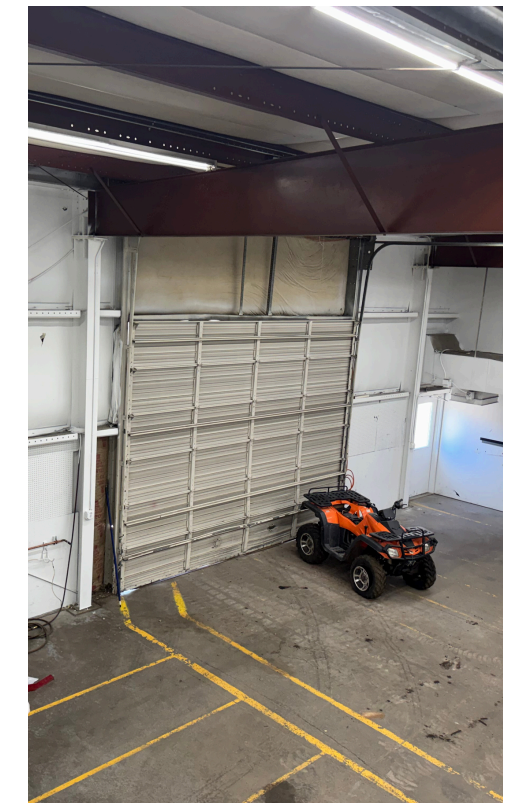
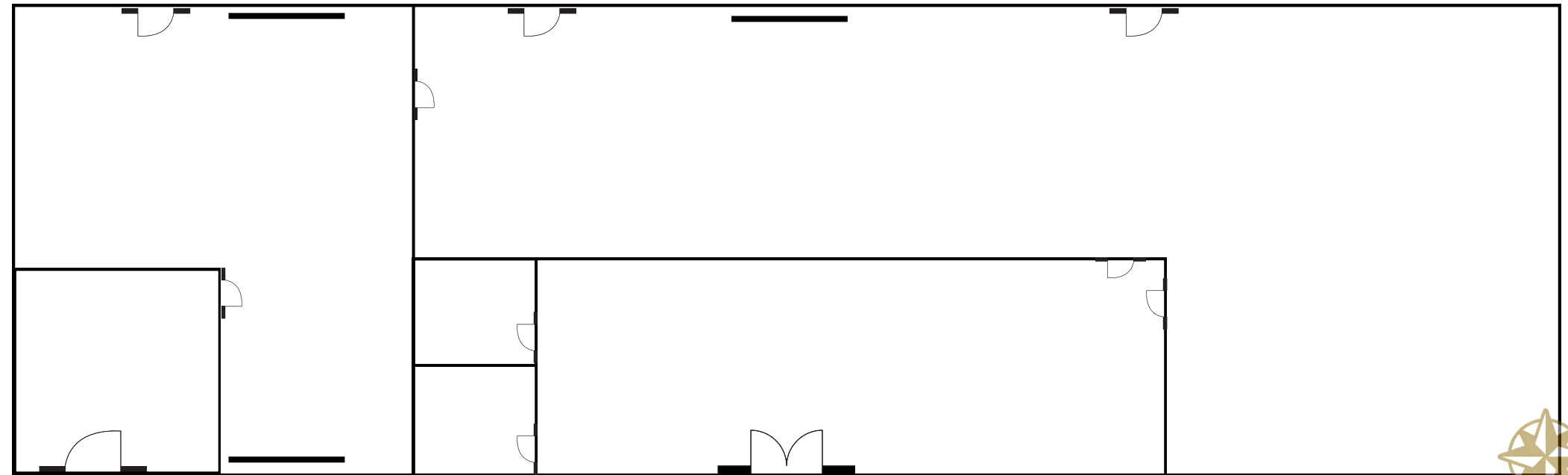
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FLOOR PLAN | 1210 S El Paso

SCAN OR CLICK FOR AN  
INTERACTIVE PROPERTY TOUR



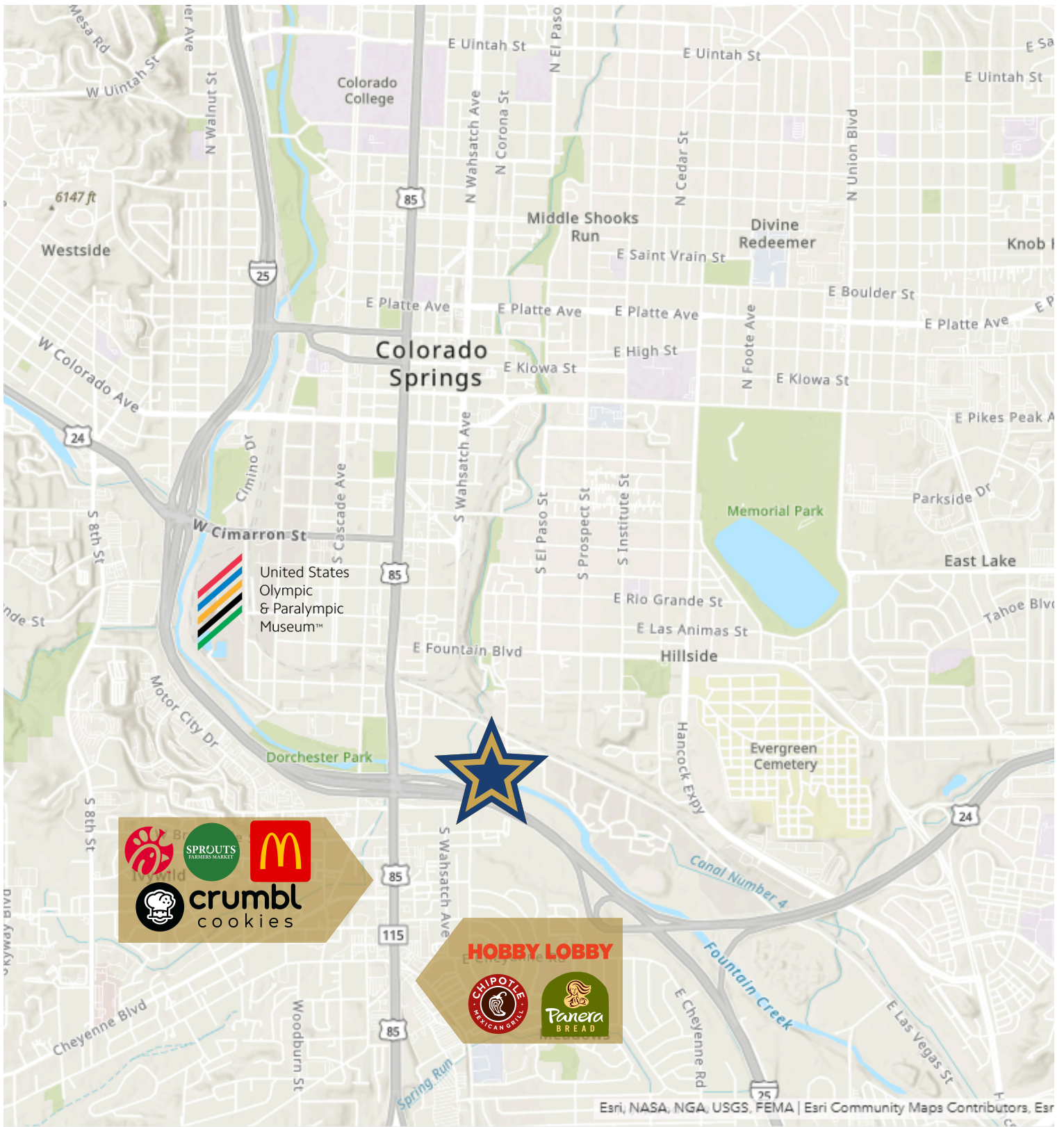
# FLOOR PLAN & GALLERY

# INDUSTRIAL SPACE FOR LEASE

1210 S El Paso St., Colorado Springs



# SURROUNDING AREA



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