

# Industrial Office / WH Space for Lease

11665 RIDGELINE DRIVE, COLORADO SPRINGS, CO 80921



## Overview

Rare industrial/office/retail building in the Northgate and Flying Horse area! Suite 100 spans 3,702 square feet and is about 50% office/retail and 50% warehouse. The office/retail area features a reception area, 2 hard-walled offices, open space, a kitchenette, storage, and 2 restrooms. The warehouse is clean and wide open with a 12' tall drive-in door. Ample parking with easy accessibility and prominent signage opportunities make this an enticing opportunity. For further details and to arrange a tour, kindly contact us at your earliest convenience.

Suite:	Size:	Price:
100	3,702 SF	\$19.00 SF/YR (Plus Utilities)

## Highlights

- Attractive Front Entrance
- Rare North Colorado Springs Location
- Zoned PIP-1
- Great Signage
- Rear Drive-in Overhead Door
- Ample Parking

## Property Details



### Lease Rate

\$19.00 SF/YR (Plus Utilities)



### Space Available

3,702 SF



### Lot Size

1.29 Acres



### Zoning

PIP-1

Rev: March 20, 2024

### 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

C: 719.650.4627

O: 719.630.2277

CMyers@HoffLeigh.com

### Guy Cox

C: 719.357.7494

O: 719.630.2277

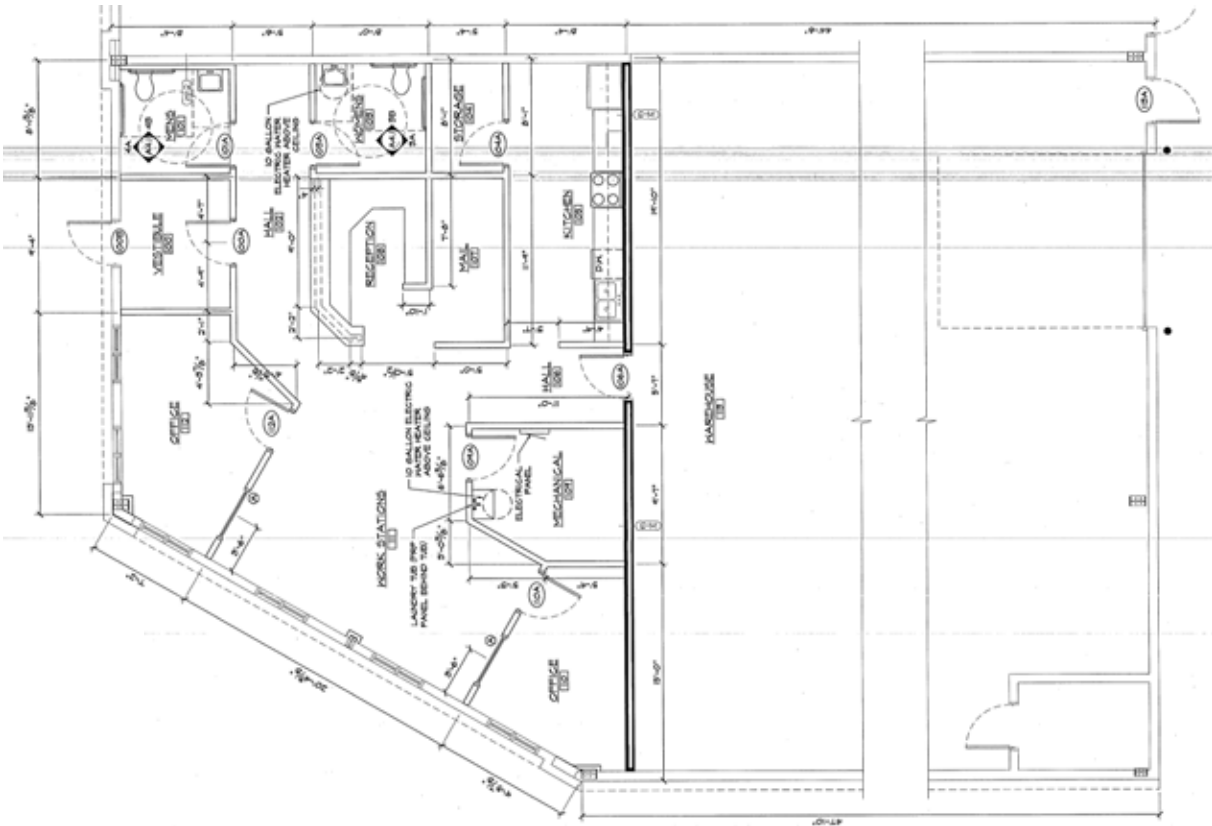
GCox@HoffLeigh.com



# Industrial Office / WH Space for Lease

11665 RIDGELINE DRIVE, COLORADO SPRINGS, CO 80921

Suite 100



Rev: March 20, 2024



## 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

C: 719.650.4627

O: 719.630.2277

CMyers@HoffLeigh.com

## Guy Cox

C: 719.357.7494

O: 719.630.2277

GCox@HoffLeigh.com

# Industrial Office / WH Space for Lease

11665 RIDGELINE DRIVE, COLORADO SPRINGS, CO 80921

11665 Ridgeline Dr, Colorado Springs, Colorado, 80921 2

## DEMOGRAPHICS



33,702  
Population



37.3  
Median Age



2.7  
Average  
Household Size



\$131,161  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
Voyager Pkwy	1,428	0.1
Rustlers Roost Dr	150	0.2
Ridgeline Dr	16,195	0.2
Sybilla Ln	22,902	0.2
Rustlers Roost Dr	70	0.2



Rev: March 20, 2024





# Industrial Office / WH Space for Lease

11665 RIDGELINE DRIVE, COLORADO SPRINGS, CO 80921



Rev: March 20, 2024



## 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

C: 719.650.4627

O: 719.630.2277

CMyers@HoffLeigh.com

## Guy Cox

C: 719.357.7494

O: 719.630.2277

GCox@HoffLeigh.com