

# INDUSTRIAL / WAREHOUSE SPACE FOR LEASE

## 3375 FILLMORE RIDGE HEIGHTS

### COLORADO SPRINGS, CO



#### DIVISIBLE SPACE FOR LEASE

	Square Feet	Monthly Rent \$12.50/SF	NNNs \$4.00/SF	Monthly Total excl. utilities
Unit A	2,794	\$2,910	\$931	\$3,842
Unit B	3,281	\$3,418	\$1,094	\$4,511
	Square Feet	Monthly Rent \$12.00/SF	NNNs \$4.00/SF	Monthly Total excl. utilities
Both:	6,075	\$6,075	\$2,025	\$8,100

ZONING: BP

YEAR BUILT / RENOVATED: 1999

EXTERIOR STORAGE: Fenced Yard

- 4 Drive-In Doors (14')
- 16' Interior Clear Height
- 800-Amp Power Available
- Partitioned Offices Built-Out In ~ 3,000 SF

#### PROPERTY SUMMARY

##### DRIVE TIME - MINUTES:

	5 MIN	10 MIN	15 MIN
2024 Est. Population	6,991	68,673	249,945
2024 Est. HHs	3,460	31,759	110,571
2024 Est. Avg. HH Income	\$71,122	\$73,174	\$77,890

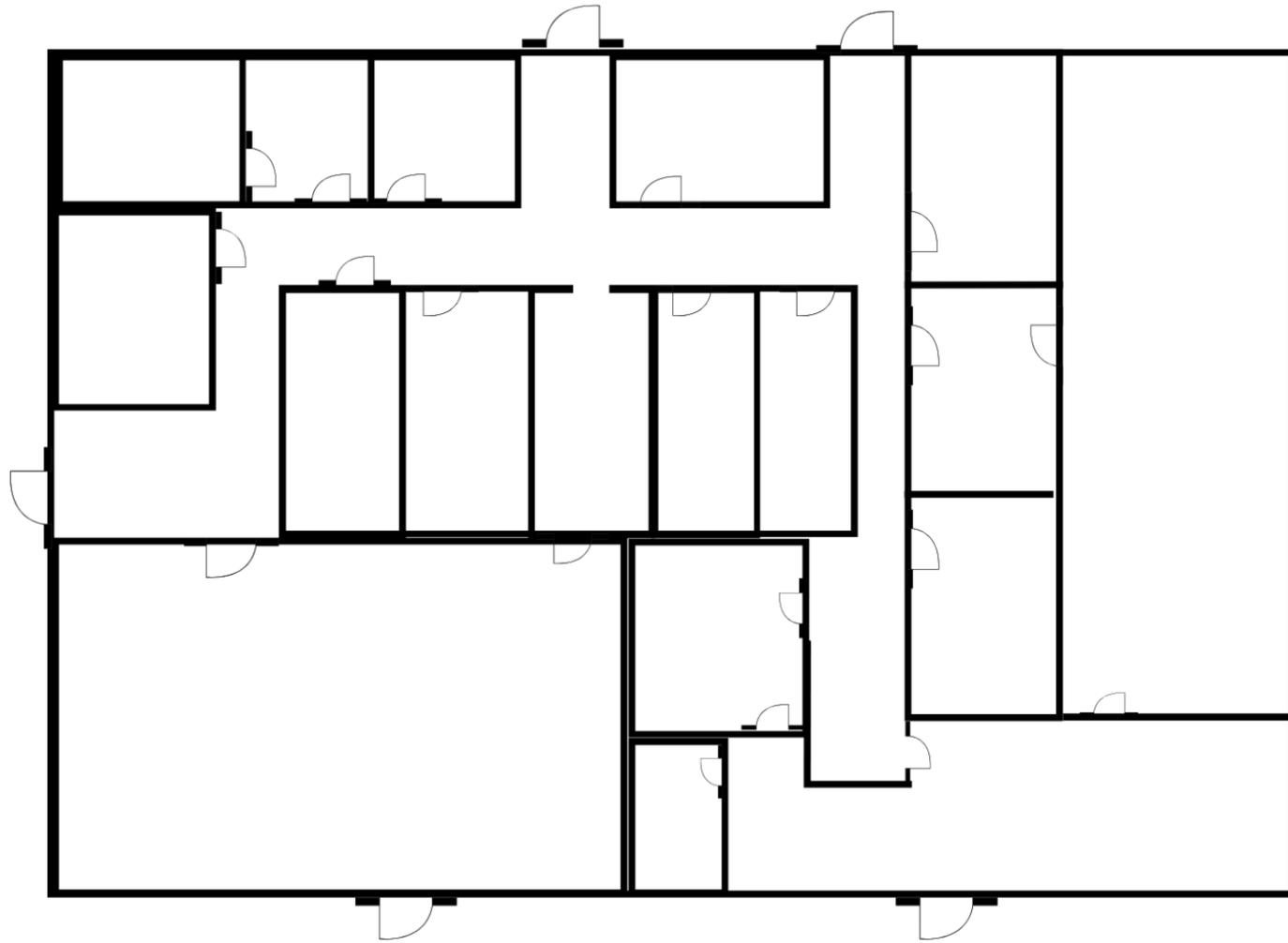
##### RADIUS - MILES:

	1 MILE	3 MILES	5 MILES
2024 Est. Population	11,753	71,079	190,831
2024 Est. HHs	5,654	32,613	85,899
2024 Est. Avg. HH Income	\$61,228	\$75,098	\$78,130

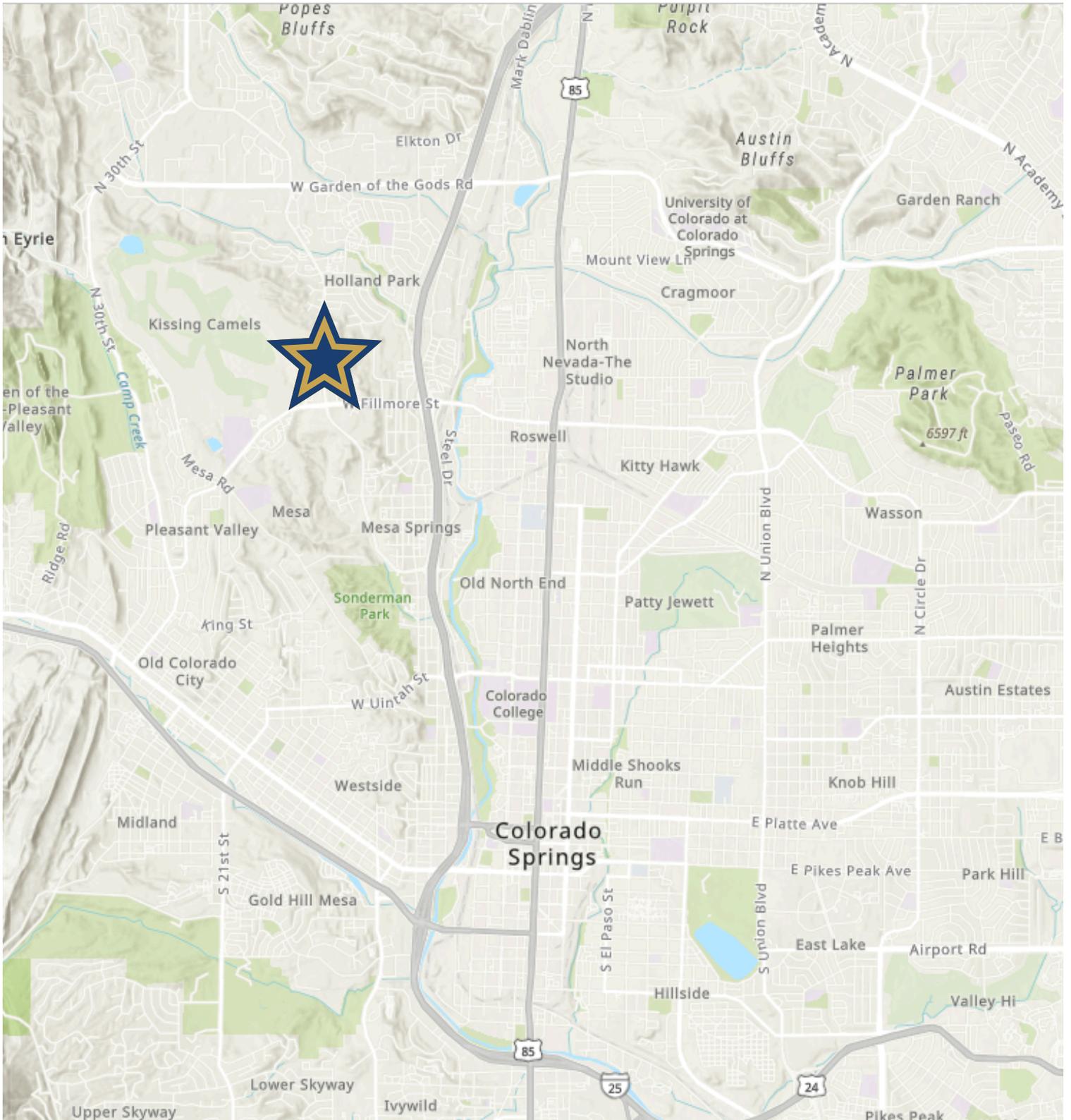
ACCESS TO I-25: 0.6 MILES

Source: Esri, Esri-Data Axle, U.S. Census, Traffic Data: 2018-2021 Kalibrate Technologies

FLOOR PLAN | 3375 Fillmore Ridge Heights



# SURROUNDING AREA



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