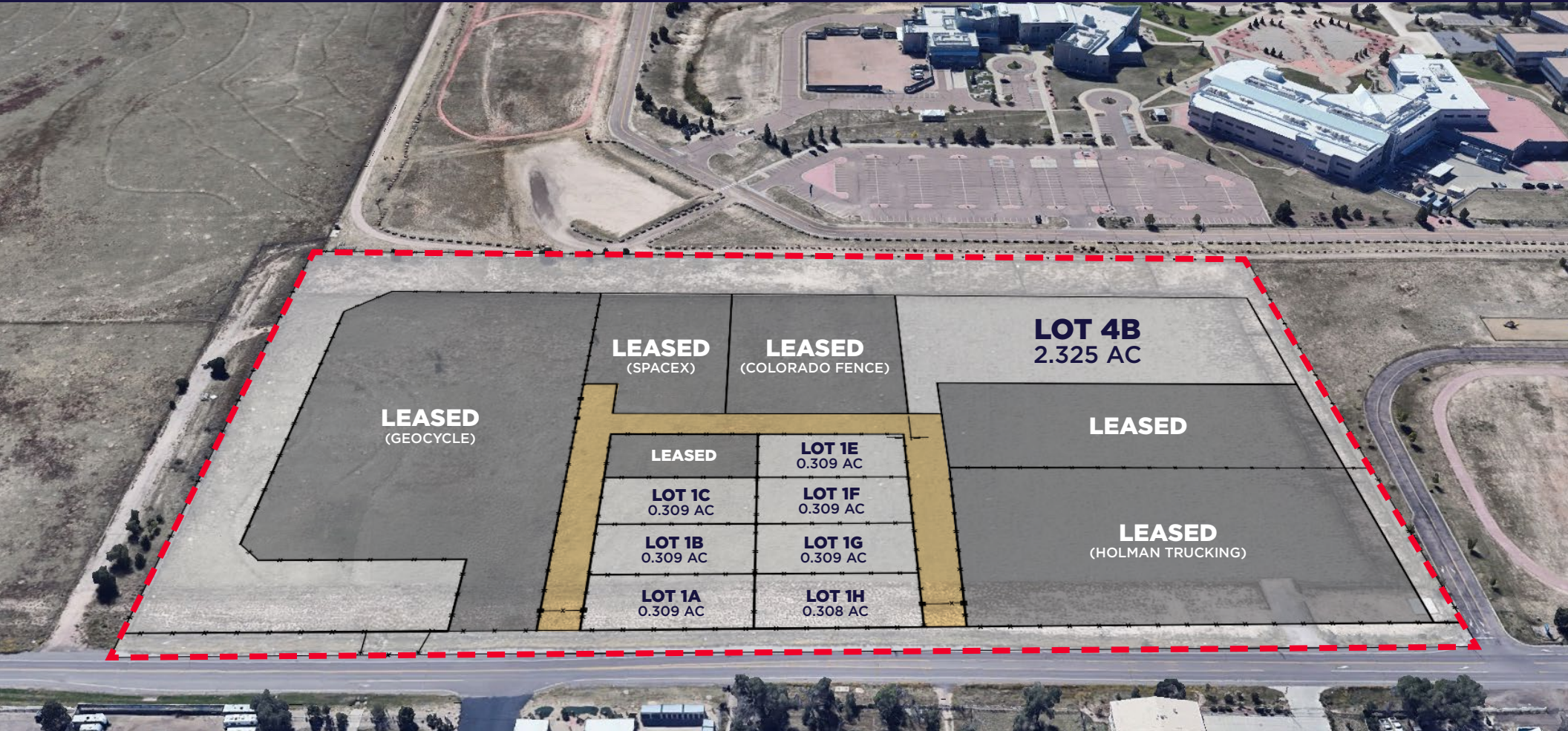


INDUSTRIAL OUTDOOR STORAGE (IOS)

FOR LEASE | 0.30-2.32 ACRES



7113-7223
SPACE VILLAGE AVE.
COLORADO SPRINGS, CO 80915



INDUSTRIAL OUTDOOR STORAGE (IOS) FOR LEASE | 0.30-2.32 ACRES

7113-7223 SPACE VILLAGE AVE.

PROPERTY OVERVIEW

Size Available:	0.30-2.32 Acres
Yard:	Fully secured, Fenced, Lit
Surface:	Recycled asphalt or equivalent
Zoning:	I-3
Lease Rate:	\$5,250 per AC per Month
Opex (est. 2026):	\$112.50/AC + \$500 Mgmt Fee (Per Lease) Taxes: \$63.50 · Insurance: \$29 · Utilities/Maintenance: \$20



PROPERTY FEATURES

- Fencing 8' tall
- Fully lit yard areas
- Electricity available to tenant use
- Fire hydrants included
- Stubbed water
- Sewer is possible
- No natural gas



PROPERTY HIGHLIGHTS

*Great location near Peterson Air Force Base
and Colorado Springs Airport
I-3 Heavy Industrial Zoning
Yard size can be customized*

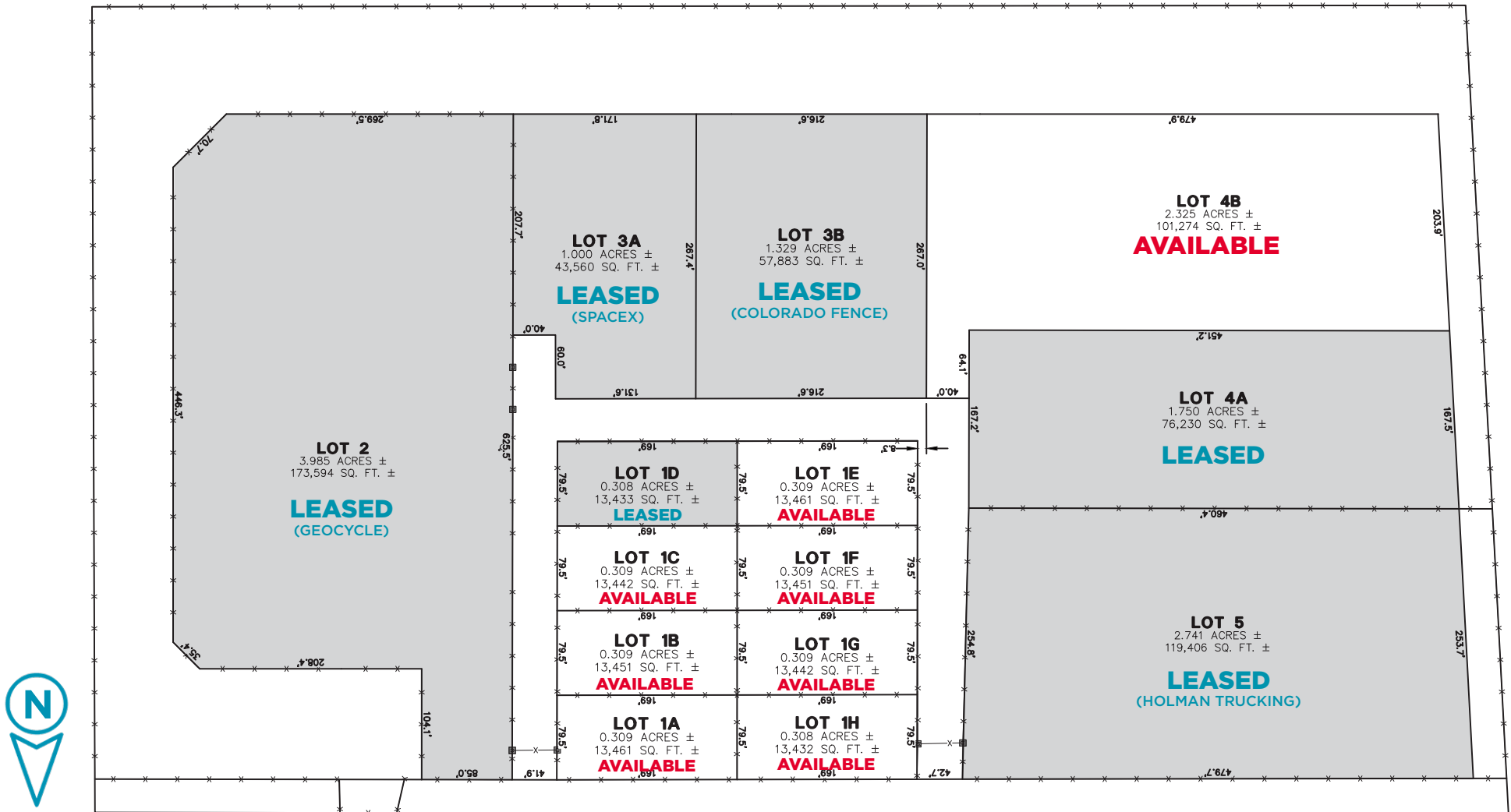


INDUSTRIAL OUTDOOR STORAGE (IOS) FOR LEASE | 0.30-2.32 ACRES

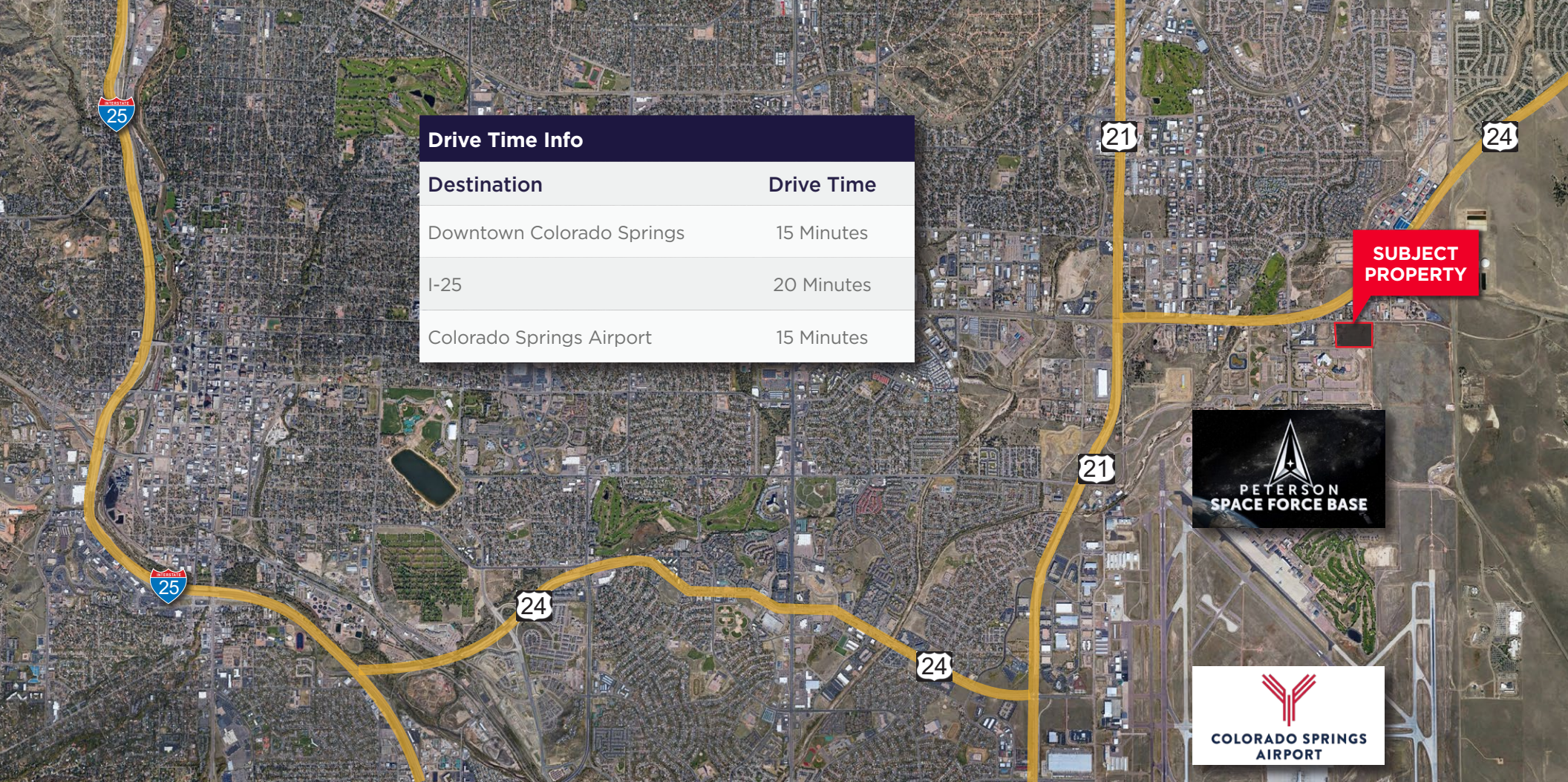
7113-7223 SPACE VILLAGE AVE.

SITE PLAN

Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.



SPACE VILLAGE AVE



Drive Time Info

Destination	Drive Time
Downtown Colorado Springs	15 Minutes
I-25	20 Minutes
Colorado Springs Airport	15 Minutes

SUBJECT PROPERTY



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