

WAREHOUSE SPACE FOR LEASE

2208 Bott Ave, Unit B & C

COLORADO SPRINGS, CO



PROPERTY SUMMARY

SPACES FOR LEASE:

	Square Feet	Monthly Rent \$11.00/SF	NNNs \$3.75/SF	Monthly Total (excl. util)
Suite B	2,040 SF	\$1,870	\$637.50	\$2,507.5
Suite C	4,220 SF	\$3,868	\$1,319	\$5,187

YEAR BUILT / RENOVATED: 1972 / 2017

ZONING: LI CU / WUI-O

PARKING: Gated, Surface Lot

- Overhead Doors
- 11.5' Ceilings
- 220 AMP Single Phase Power
- Accessible to I-5 and HWY 24

DEMOGRAPHICS SUMMARY

DRIVE TIME - MINUTES:

	5 MIN	10 MIN	15 MIN
2024 Est. Population	14,339	76,799	215,169
2024 Est. HHs	6,788	35,699	92,941
2024 Est. Avg. HH Income	\$105,124	\$99,919	\$96,188

RADIUS - MILES:

	1 MILE	3 MILES	5 MILES
2024 Est. Population	11,047	59,352	141,699
2024 Est. HHs	5,321	27,853	64,870
2024 Est. Avg. HH Income	\$93,098	\$106,324	\$99,744

Source: Esri (2024), Esri-Data Axle, U.S. Census Bureau



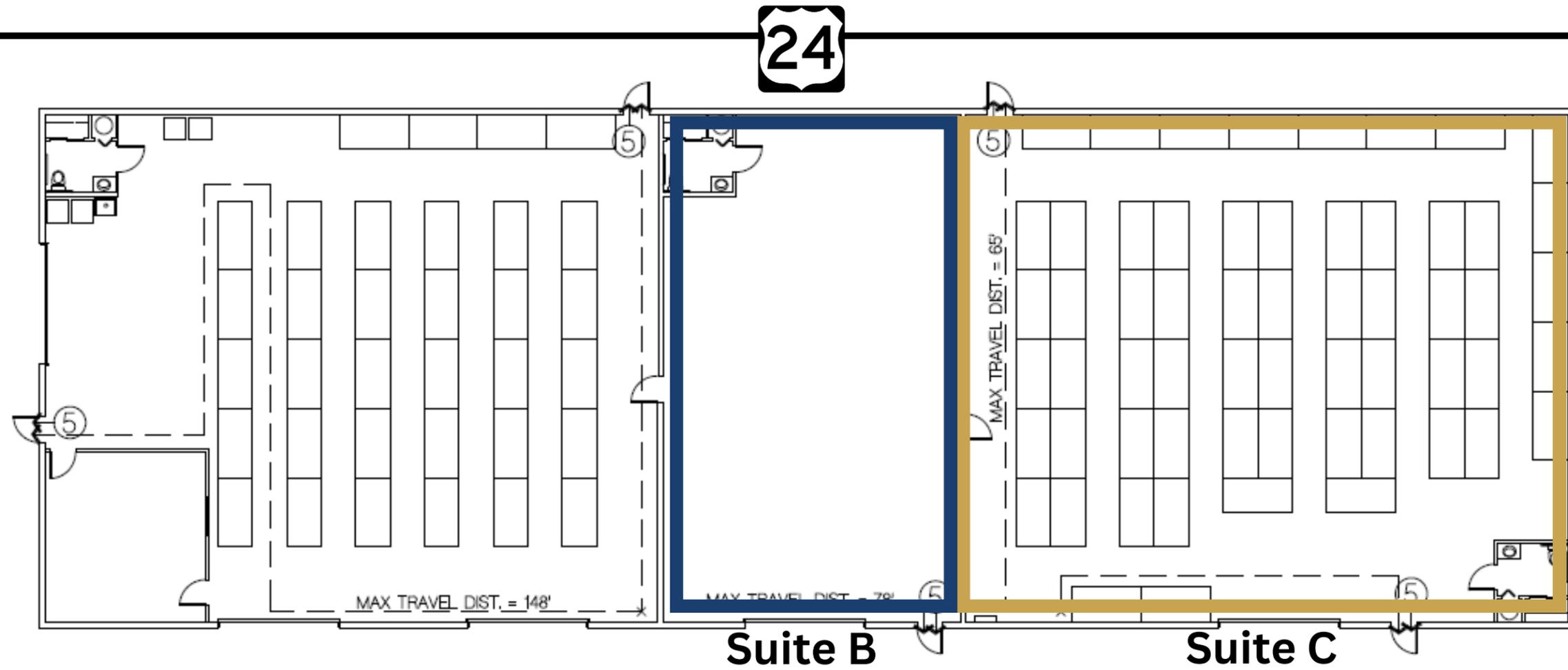
**Craddock
Commercial**
Real Estate LLC

Mike or Matt Craddock

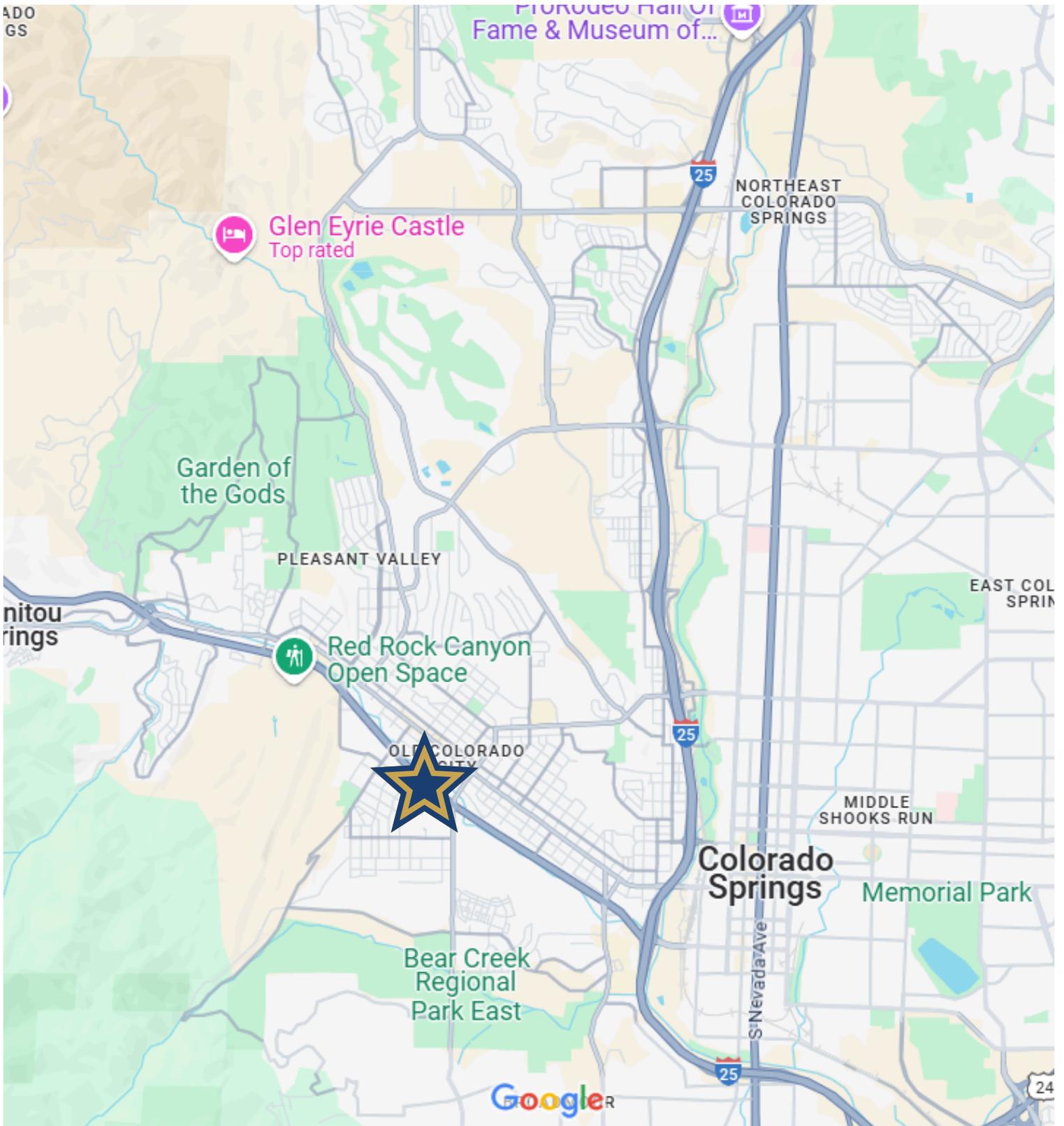
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SURROUNDING AREA



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