

**FLEX INDUSTRIAL
FOR LEASE**

\$12.50/SF NNN

2938 JANITELL RD

COLORADO SPRINGS - CO



RENEE NEWLAND Director

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navpoint

PROPERTY OVERVIEW

PROPERTY ADDRESS 2938 Janitell Road, Colorado Springs, CO

PROPERTY TYPE Industrial, Flex

ZONING BP

AVAILABLE SF 2,533 SF

SITE SIZE .92 Acres

CLEAR HEIGHT 16'

LEASE RATE \$12.50/SF NNN

YEAR BUILT 1984

- Excellent I-25 Exposure
- 14' Drive-in Door
- 16' Clearance
- Close to World Arena and Fort Carson



2938 Janitell Rd



AERIAL



LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	5,995	198,085	216,385
Current Year	5,904	87,131	220,890
Growth 2026-2030	1.541%	2.794%	2.915%
Average Age	39	36	36
Average Household Income	\$64,500	\$66,400	\$72,300
BUSINESS			
Labor Force	2,901	45,344	100,891
Workday Population	8,213	87,131	220,890



LOCATION OVERVIEW

65,405
VEHICLES
PER DAY



S CIRCLE DR



SITE



KOHL'S



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