

NEW OWNERSHIP

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Property Website

3950 E. BIJOU STREET

LEASE/SPACE
CORE
COMMERCIAL
UP TO +/- 28,000 SF AVAILABLE
OFFICE/WAREHOUSE WITH REAR LOADING DOORS.
719-822-4100
Curry Helwege
www.3950Bijou.com

YOUR SIGN HERE

AVAILABLE

FOR LEASE

9,168 - 20,125 SF IMMEDIATELY AVAILABLE

FROM \$11.50 NNN

LIGHT INDUSTRIAL

- MAJOR IMPROVEMENTS COMING MARCH 2026
- NEW REAR LOADING DOORS
- DEMISABLE TO +/- 9,000 - 10,000 SF
- EASY ACCESS
- LIGHT INDUSTRIAL ZONING
- 2026 NNN EXPENSES: \$3.65/SF



BRAND NEW SPEC SUITE !!

FOR MORE INFORMATION, PLEASE CONTACT:

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CORE
COMMERCIAL
BROKERAGE CO.

ZONING
MX-L P AO

HVAC
PACKAGED RTU'S FOR SHOWROOM/OFFICE.
FORCED AIR GAS HEATERS IN WAREHOUSE

BUILDING / SITE
28,838 SF ON 3.3 ACRES

LOADING
UP TO 3 DRIVE IN DOORS

SPACE AVAILABLE
9,168 - 20,125 SF

LEASE RATE
FROM \$11.50 NNN YEAR 1

CONSTRUCTION
CINDER BLOCK/CONCRETE

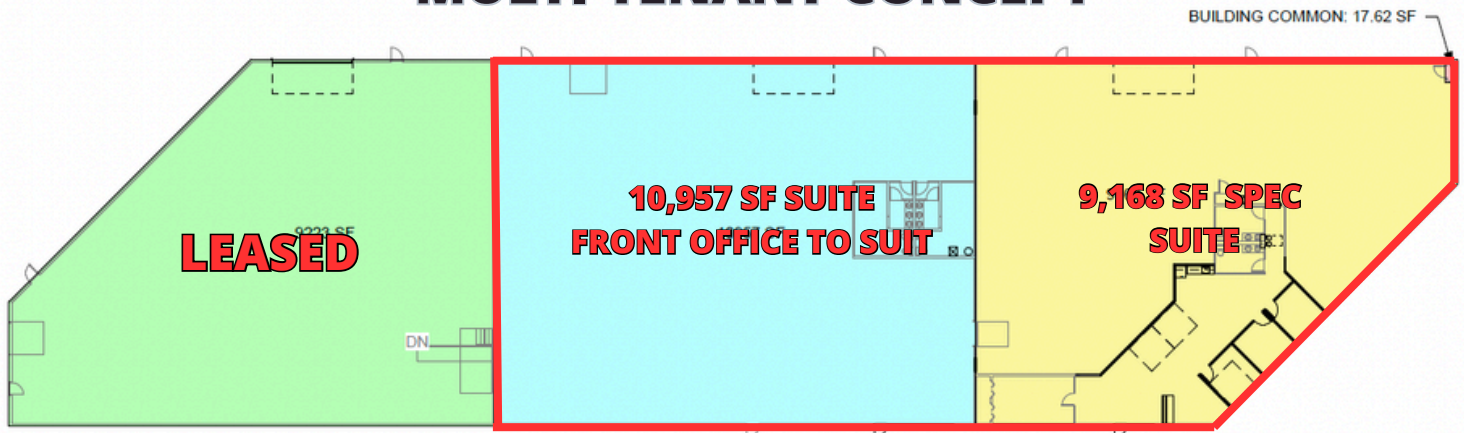
OPERATING EXPENSES
2026 BUDGET ESTIMATED AT \$3.65 PER SF

NEW OWNERSHIP - MAJOR UPGRADES IN PROGRESS

- **NEW ROOF**
- **NEW ASPHALT**
- **NEW DRIVE IN LOADING DOORS**
- **NEW STOREFRONTS**
- **SPEC OFFICE FINISHES**



MULTI-TENANT CONCEPT



1 FLOOR PLAN

1" = 30'-0"

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