



FOR LEASE

# 1491 TUSKEGEE PL.

Units E & F  
Colorado Springs, CO 80915

## PROPERTY overview

Excellent warehouse space for lease in one of Colorado Springs' prominent industrial areas! The property's flexible industrial zoning allows for a variety of uses such as: Light Industry, Light Manufacturing, Wholesaling, Meat/Food Processing and more. This rare opportunity has many desirable amenities including: Two 12'x12' roll up doors, 20 ft clear height, ample power, 2 bathrooms, and an office. Tenants will also enjoy easy access to the site given its location to N Powers Blvd and Platte Avenue. Don't miss out on this great find in a tight market!



Available SF:	4,440 SF
Rate:	\$11/PSF/Yr
NNN's:	\$3.57/PSF/Yr
Zoning:	I-2, CAD-O

Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Thrive Commercial Partners acting as Landlord's/Seller's Agent: A Landlord's/Seller's agent works solely on behalf of the Landlord/Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

## CONTACT US

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# AERIAL Map



## AREA demographics

1 MILE	3 MILES	5 MILES	
Total Households	4,195	36,853	95,930
Total Population	10,530	96,307	245,245
Average HH Income	\$71,398	\$75,186	\$75,112

TRAFFIC COUNTS(Powers Blvd. and Omaha Blvd.): 54,004 VPD

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