

# Industrial/Flex Space for Lease

3425 VAN TEYLINGEN DRIVE, COLORADO SPRINGS, CO 80917



## Overview

3425 Van Teylingen Drive is an industrial/flex commercial building located in central Colorado Springs.

Each unit is 1,350 SF and convertible for most industrial and flex tenants. Please call for more information or to schedule a tour.

Unit:	Size:	Price:
1	1,350 SF	\$15.00 SF/YR (NNN)

## Highlights

- Central Colorado Springs
- Flexible Floorplans
- Drive In Doors

## Property Details



**Lease Rate**  
\$15.00 SF/YR  
(NNN)



**Building Size**  
13,500 SF



**Space Available**  
1,350 SF



**Zoning**  
C5 UV P



**Lot Size**  
0.94 Acres

Rev: January 2, 2024

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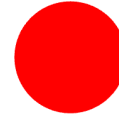
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## DEMOGRAPHICS



117,796  
Population



39.4  
Median Age



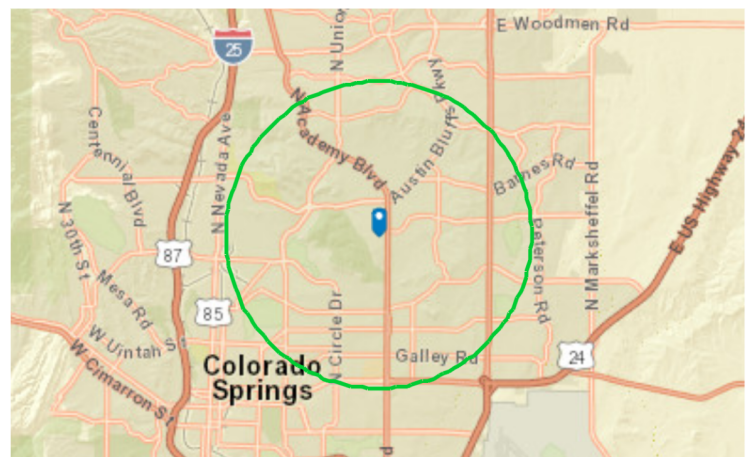
2.4  
Average  
Household Size



\$67,457  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
Knoll Ln	8,600	0.1
Van Teylingen Dr	8,265	0.1
Village Seven Rd	2,201	0.2
Village Seven Rd	53,109	0.2
Village Seven Rd	54,804	0.2



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## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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