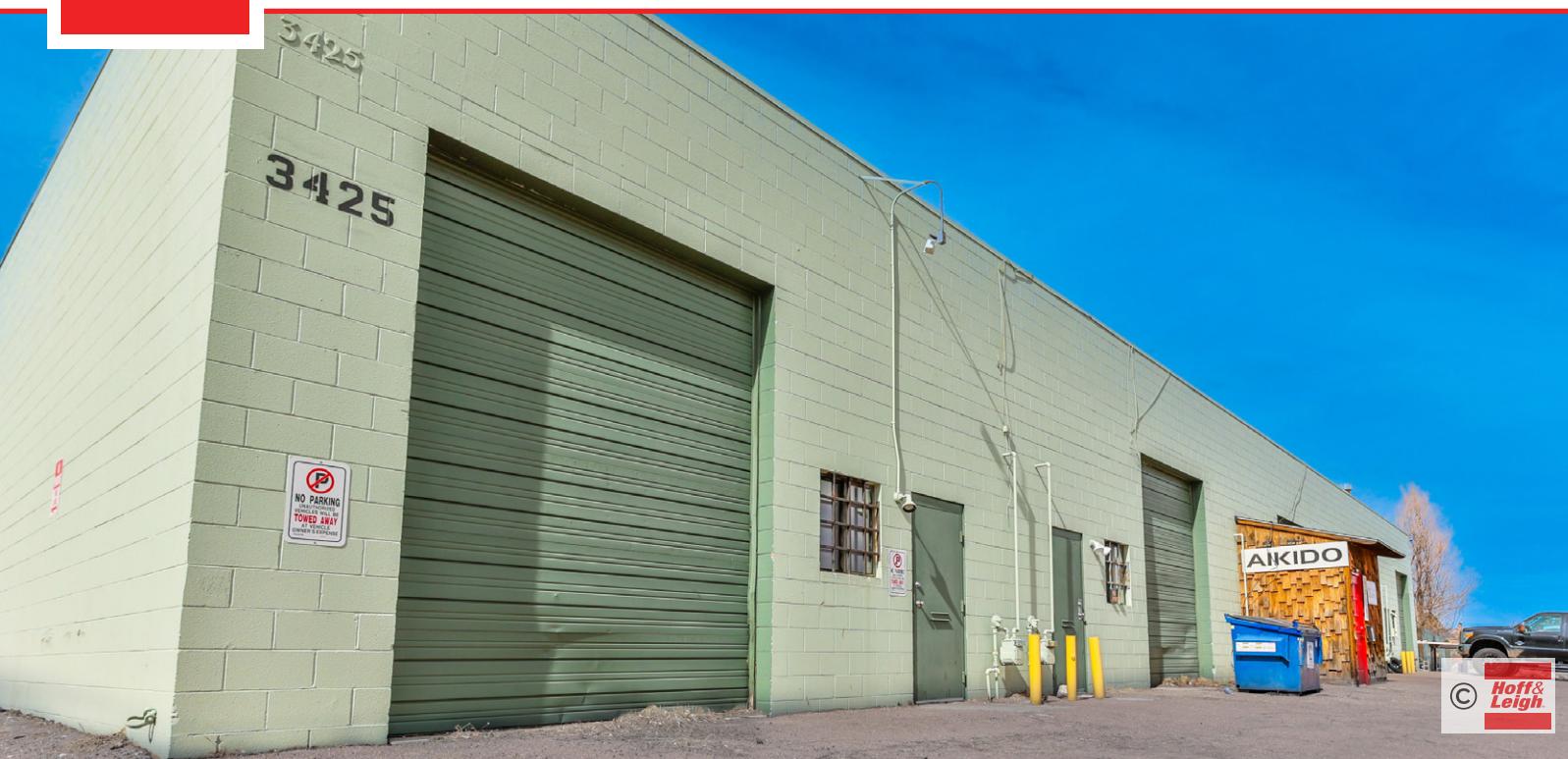


Industrial/Flex Space for Lease

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:
I	1,350 SF	\$13.00 SF/YR (+ \$3.00 NNN)

Highlights

- Central Colorado Springs
- Flexible Floorplans
- Drive In Doors

Property Details

 Lease Rate \$13.00 SF/YR (+ \$3.00 NNN)	 Building Size 13,500 SF
 Space Available 1,350 SF	 Zoning C5 UV P
 Lot Size 0.94 Acres	

Rev: October 30, 2025

Our Network Is Your Edge

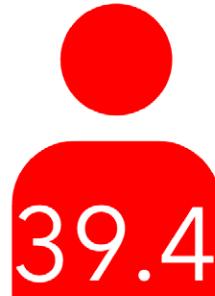
All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

3425 Van Teylingen Dr, Colorado Springs, Colorado, 80917 2

DEMOGRAPHICS



117,796
Population



39.4
Median Age



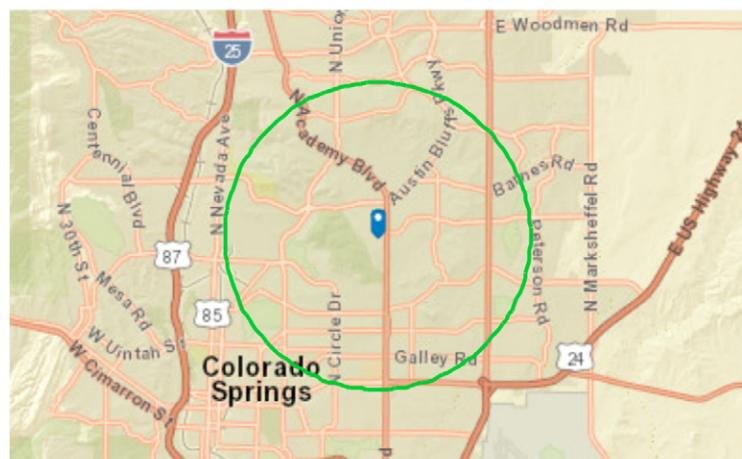
2.4
Average
Household Size



\$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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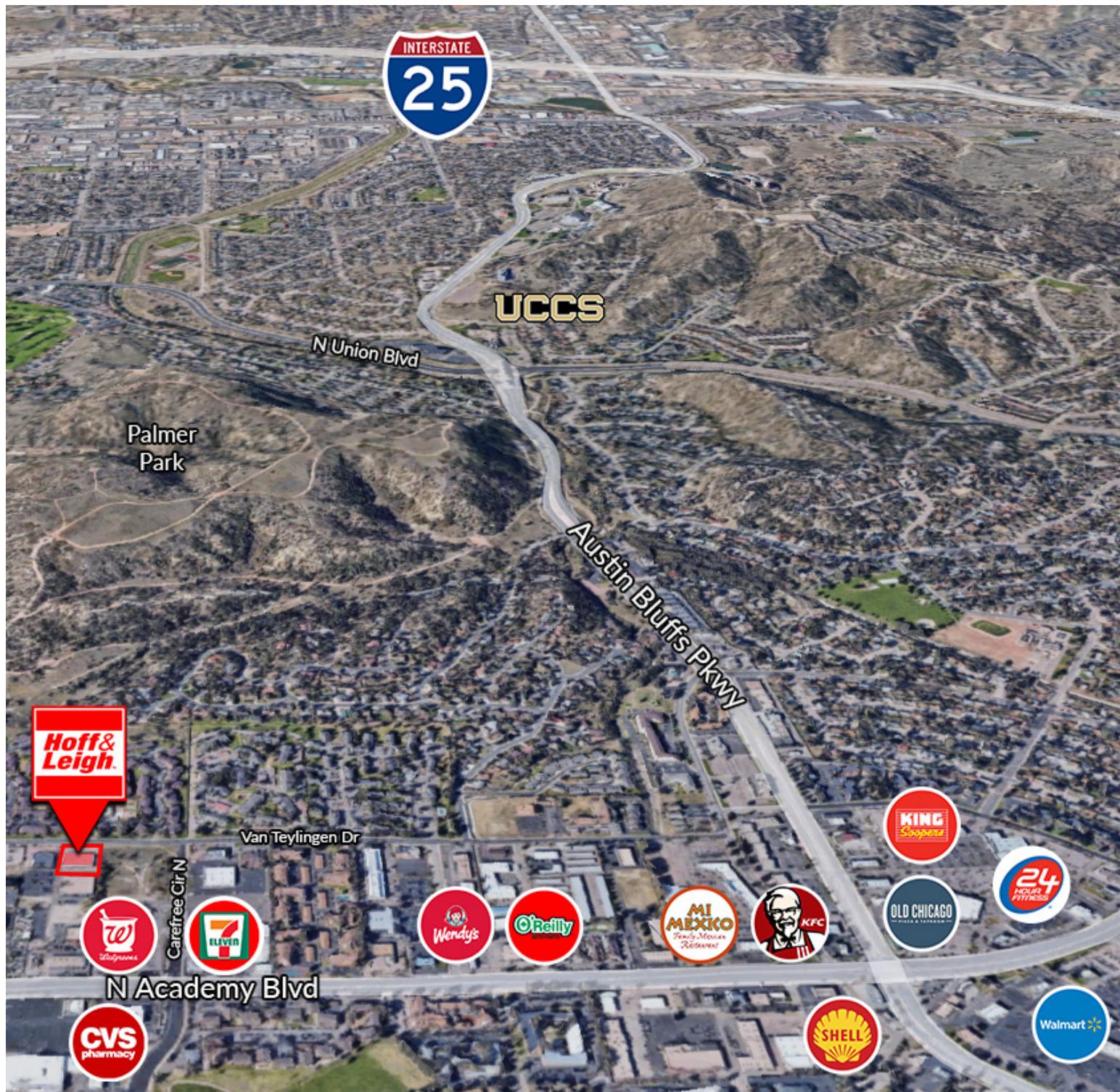
Chris Myers
C: 719.650.4627
O: 719.630.2277
CMyers@HoffLeigh.com

Guy Cox
C: 719.357.7494
O: 719.630.2277
GCox@HoffLeigh.com



INDUSTRIAL/FLEX SPACE FOR LEASE

3425 Van Teylingen Drive, Colorado Springs, CO 80917



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