

Industrial Office / WH Space for Lease

11665 RIDGELINE DRIVE, COLORADO SPRINGS, CO 80921



Overview

Rare industrial/retail building on the Voyager Corridor! Suite 180 spans 3,704 square feet and features a storefront and warehouse, complete with a single restroom, kitchenette and a 12' tall drive-in door. Ample parking with easy accessibility and prominent signage opportunities make this an enticing opportunity. For further details and to arrange a tour, kindly contact us at your earliest convenience.

Suite:	Size:	Price:
180	3,704 SF	\$15.00 SF/YR (NNN)

Highlights

- Attractive Front Entrance
- Rare North Colorado Springs Location
- Zoned BP
- Great Signage
- Rear Drive-in Overhead Door
- Ample Parking

Property Details



Lease Rate
\$15.00 SF/YR (NNN)



Space Available
3,702 SF



Lot Size
1.29 Acres



Zoning
BP

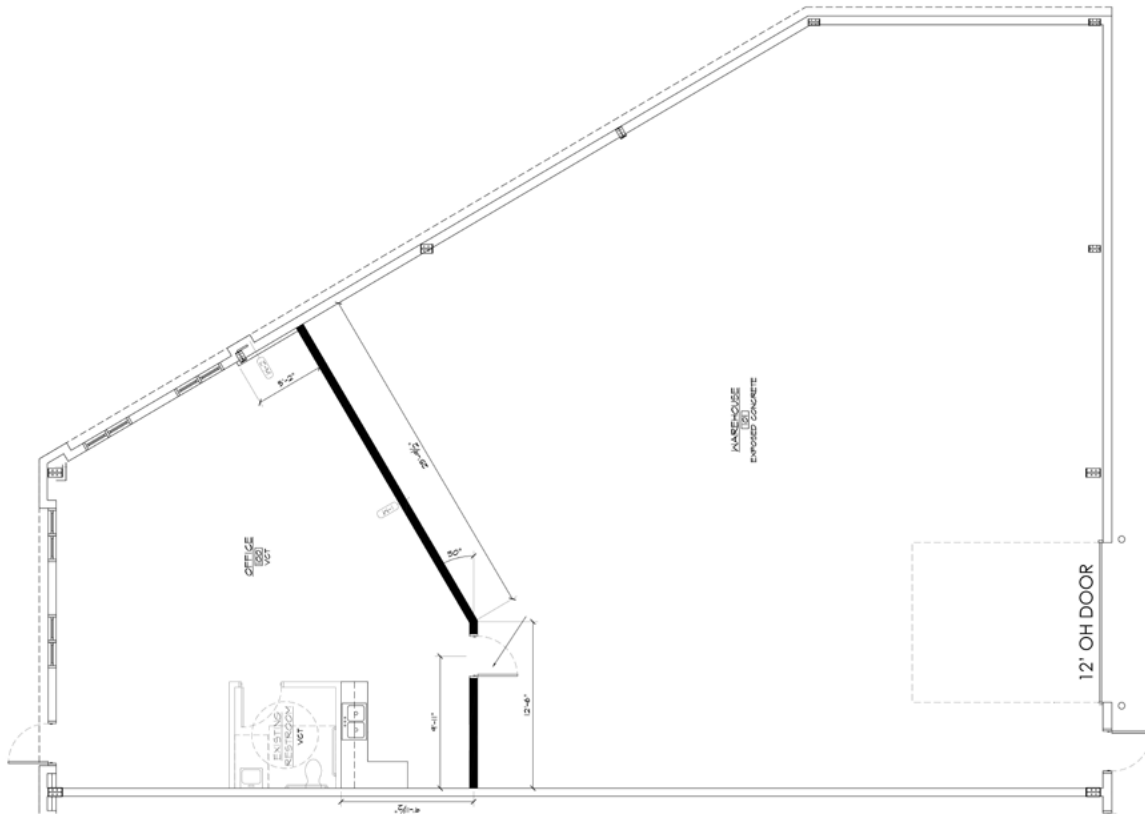
Rev: January 14, 2026



Industrial Office / WH Space for Lease

11665 RIDGELINE DRIVE, COLORADO SPRINGS, CO 80921

Suite 180



Rev: January 14, 2026



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.

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 Office / WH Space for Lease

11665 RIDGELINE DRIVE, COLORADO SPRINGS, CO 80921

11665 Ridgeline Dr, Colorado Springs, Colorado, 80921 2

DEMOGRAPHICS



33,702
Population



37.3
Median Age



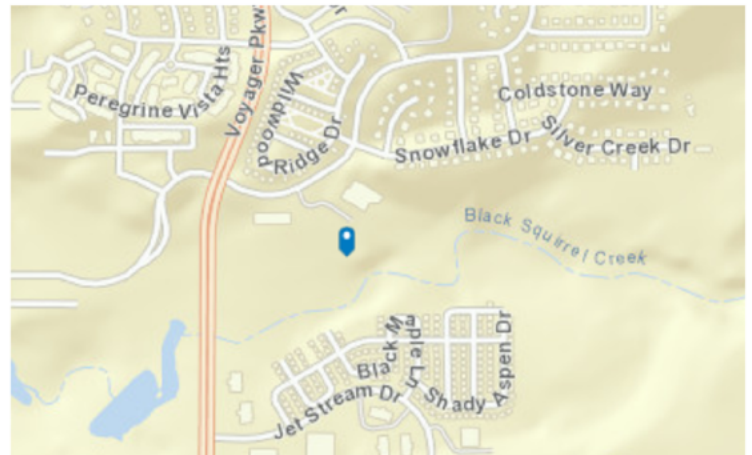
2.7
Average
Household Size



\$131,161
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
Voyager Pkwy	1,428	0.1
Rustlers Roost Dr	150	0.2
Ridgeline Dr	16,195	0.2
Sybilla Ln	22,902	0.2
Rustlers Roost Dr	70	0.2



Rev: January 14, 2026



Industrial Office / WH Space for Lease

11665 RIDGELINE DRIVE, COLORADO SPRINGS, CO 80921



Rev: January 14, 2026



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.

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