

# Warehouse Property for Lease

3119 N EL PASO STREET, COLORADO SPRINGS, CO 80907



## Overview

Warehouse property situated in the heart of the Fillmore Industrial District is conveniently located near I-25 and Nevada. This is a clean industrial flex space just around the corner from the new Kum & Go gas station on Fillmore and El Paso. This space is well maintained both inside and out and has ample parking. The space has drive-around access and an overhead door.

Unit:	Size:	Lease Rate:
3119B	1,800 SF	\$2,100 / Month (+ Utilities)

## Highlights

- Located Near I-25
- Well Maintained
- Ample Parking
- Drive Around Access
- Overhead Door Opens to Flanagan City Park
- Monument Signage

## Property Details



**Lease Rate**  
\$14.00 SF/YR  
(+ Utilities)



**Space Available**  
1,800 SF



**Building Size**  
14,610 SF



**Zoning**  
C5

Rev: April 17, 2024



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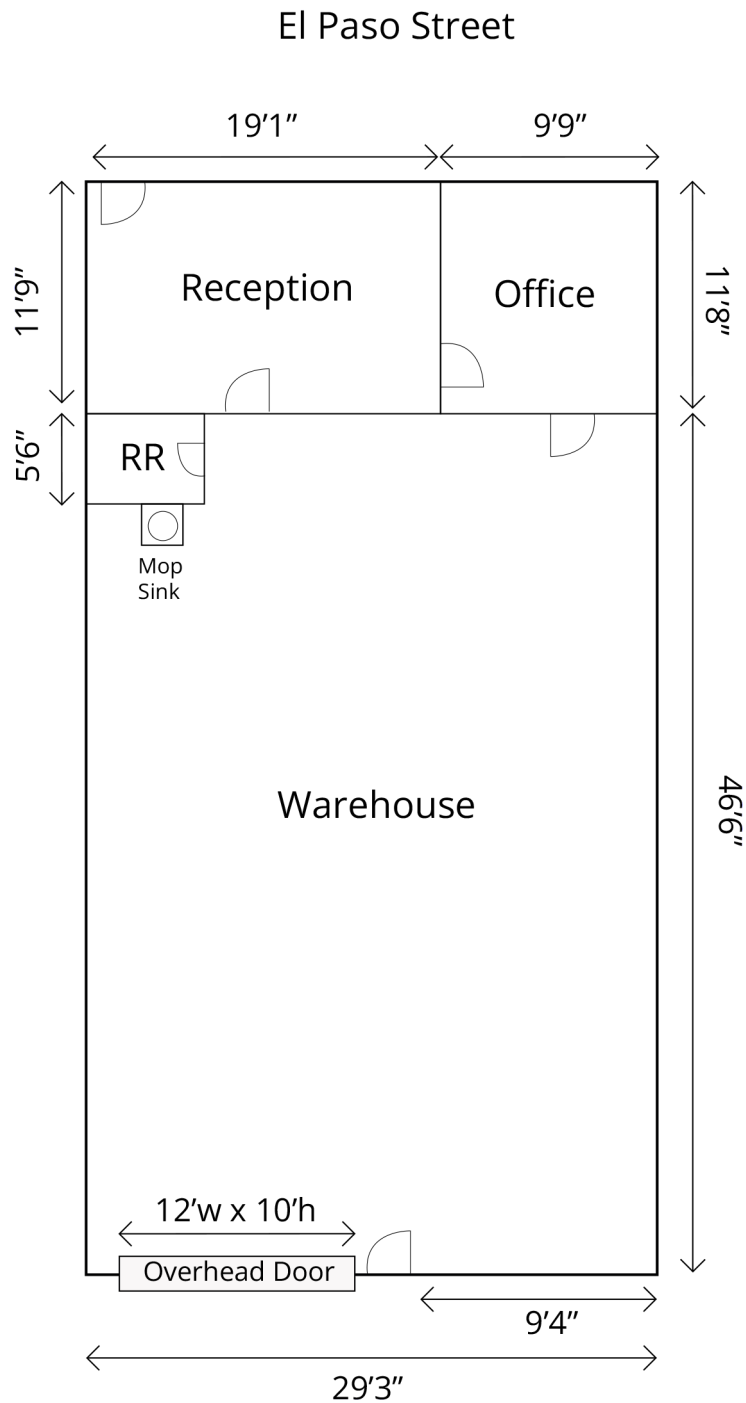
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## Our Network Is Your Edge



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.

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



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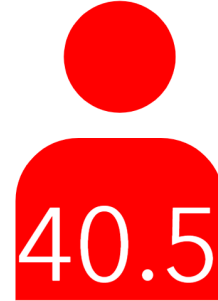
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3119 N El Paso St, Colorado Springs, Colorado, 80907

## DEMOGRAPHICS



91,078  
Population



40.5  
Median Age



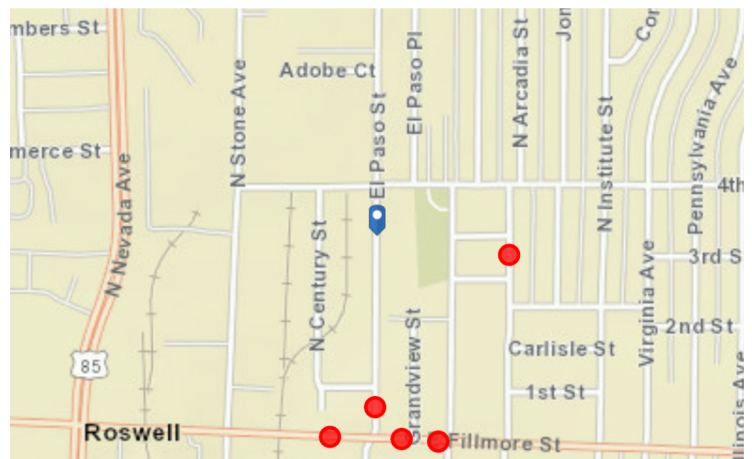
2.1  
Average Household Size



\$51,037  
Median Household Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
3rd St	338	0.2
1st St	5,081	0.2
Grandview St	37,223	0.3
Century St	36,000	0.3
Prospect St	37,886	0.3



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