

# 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:
3125 - A	1,800 SF	\$13.00/SF (NNN)
3123 - B	1,800 SF	\$13.00/SF (NNN)
(3125 - A) + (3123 - B)	3,600 SF	\$13.00/SF (NNN)

## Highlights

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

## Property Details

 Lease Rate	\$13.00 SF/YR (NNN)	 NNN ±\$4.00/SF/YR
 Space Available	1,800 - 3,600 SF	 Building Size 14,610 SF
 Zoning	MX-M	

Rev: January 15, 2026



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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

## Guy Cox

C: 719.357.7494  
O: 719.630.2277  
GCox@HoffLeigh.com

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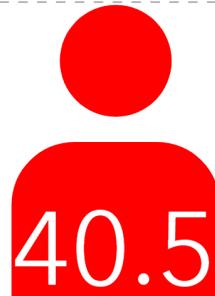
3119 N EL PASO STREET, COLORADO SPRINGS, CO 80907

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

## DEMOGRAPHICS



**91,078**  
Population



**40.5**

Median Age



Average  
Household Size

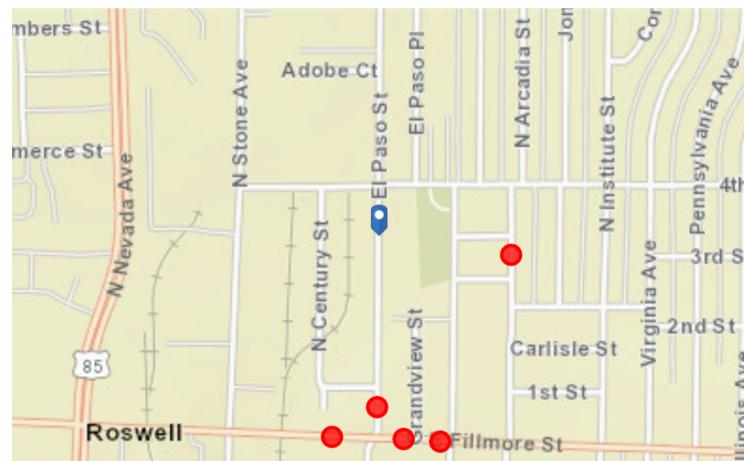


**\$51,037**

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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