

Industrial Space for Lease

4615 TOWN CENTER DRIVE, COLORADO SPRINGS, CO 80916



Overview

This unit is perfect for a small business wanting visibility along one of the city's most trafficked streets. Signage over your unit is available and will be seen by thousands of motorists per day. There is plenty of parking in front for customers or employees.

This is an efficiency unit with an 816 SF warehouse and a 456 SF clean showroom/reception area. The warehouse has a 12'x12' drive-in door and 14' ceiling height. Dimensions of the warehouse are approximately 24' wide and 30'-38' deep.

Monthly payment: \$2,225 + utilities.

Unit:	Size:	Price:
120	1,500 SF	\$13.00 SF/YR (+ \$4.80/SF NNN)

Highlights

- High Visibility Location Along Platte Ave
- Updated Showroom Area
- Drive-in Door

Property Details



Lease Rate
\$13.00 SF/YR
(+ \$4.80/SF NNN)



Building Size
10,500 SF



Space Available
1,500 SF



Zoning
PIP2



Lot Size
1.09 Acres

Rev: December 20, 2023



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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.

Klete Keller

C: 719.888.9211

O: 719.630.2277

Keller@HoffLeigh.com

Holly Trinidad

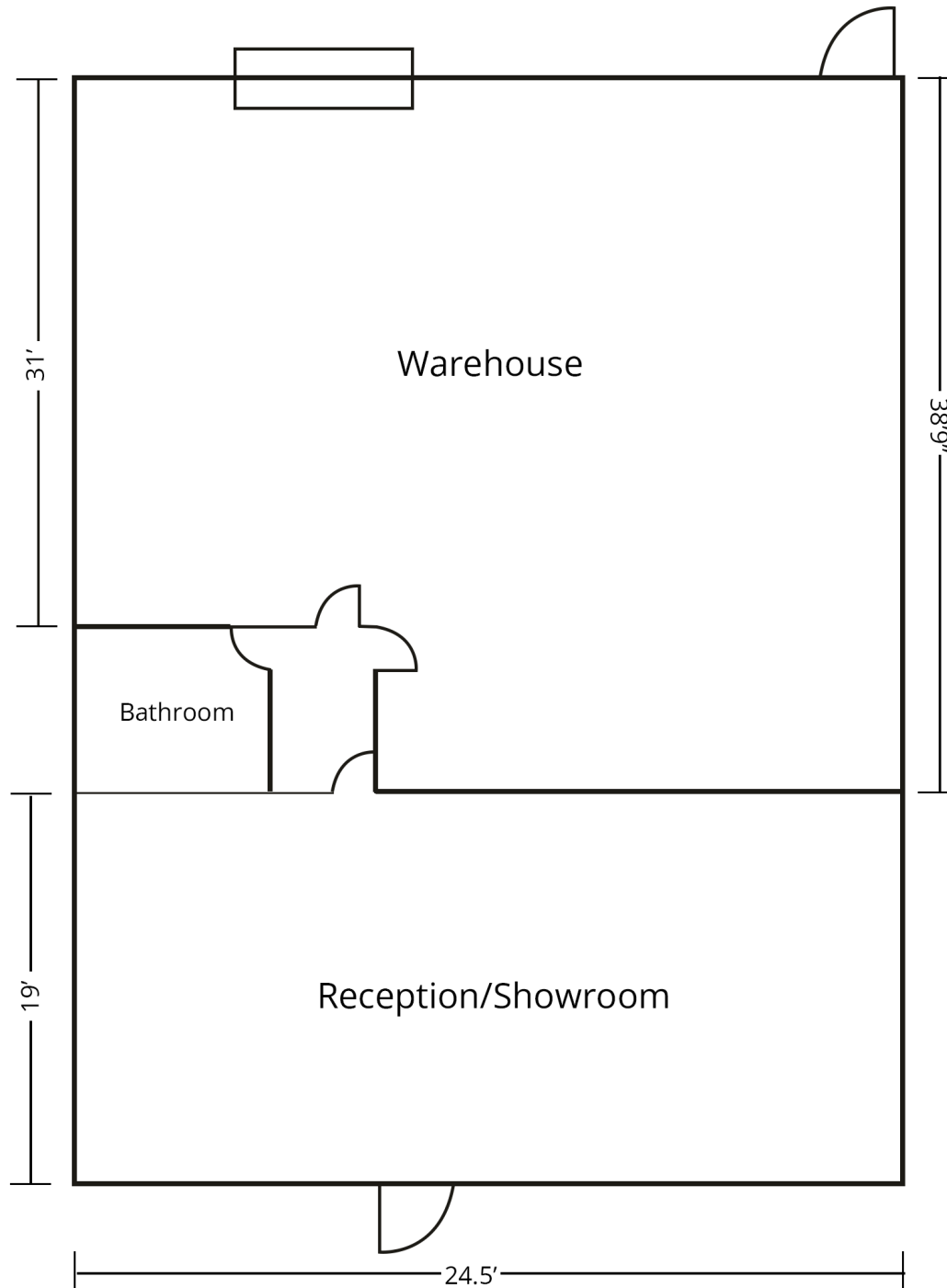
C: 719.337.0999

O: 719.630.2277

Holly@HoffLeigh.com

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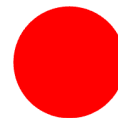
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4615 Town Center Dr, Colorado Springs, Colorado, 80916 2

DEMOGRAPHICS



115,802
Population



34.1
Median Age



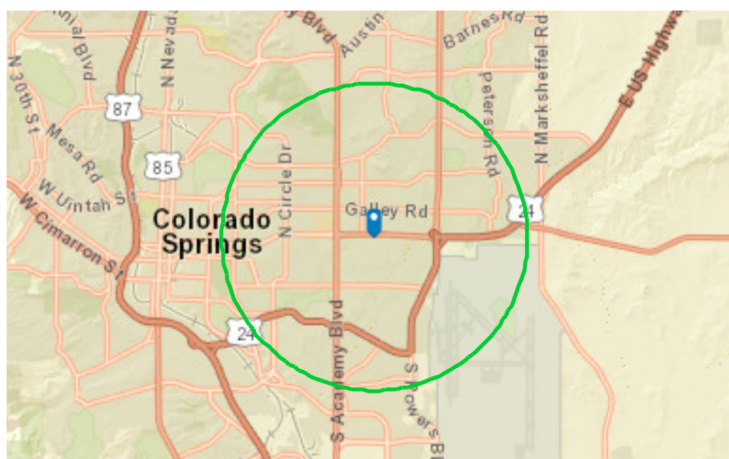
2.5
Average
Household Size



\$55,728
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
Town Center Dr	35,168	0.2
N Murray Blvd	45,654	0.2
Lionstone Dr	13,000	0.2
Edison Ave	14,855	0.2
E Platte Ave	10,841	0.2



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