

Industrial Building for Lease

20-22 IOWA AVENUE, COLORADO SPRINGS, COLORADO 80909



Overview

Industrial, office, and live/work buildings centrally located in Colorado Springs. With C-6/MX-L zoning, 20-22 Iowa Avenue caters to various tenants, boasting a fenced yard, two warehouse buildings with drive-in doors, office/residential space, ample parking, and alley access suitable for work trucks. Features include single-phase 400 AMP service, floor drains, overhead doors, and additional office or storage options with two houses on-site. Ideal for trade companies and mechanics seeking convenience and functionality. Please call for more information and to schedule a tour.

Highlights

- Live and Work Industrial Property
- Fenced Yard
- C-6 | MX-L Zoning
- Centrally Located
- Warehouses, Office and Residence
- Flexible Terms

Property Details



Lease Rate
\$14.00 SF/YR
(MG)



Lot Size
0.28 Acres



Building Size
6,000 SF



Zoning
C-6 | MX-L

Rev: February 27, 2024

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.

Guy Cox

C: 719.357.7494
O: 719.630.2277
GCox@HoffLeigh.com

Chris Myers

C: 719.650.4627
O: 719.630.2277
CMyers@HoffLeigh.com



Industrial Building for Lease

20-22 IOWA AVENUE, COLORADO SPRINGS, COLORADO 80909



Rev: February 27, 2024



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.

Guy Cox

C: 719.357.7494

O: 719.630.2277

G.Cox@HoffLeigh.com

Chris Myers

C: 719.650.4627

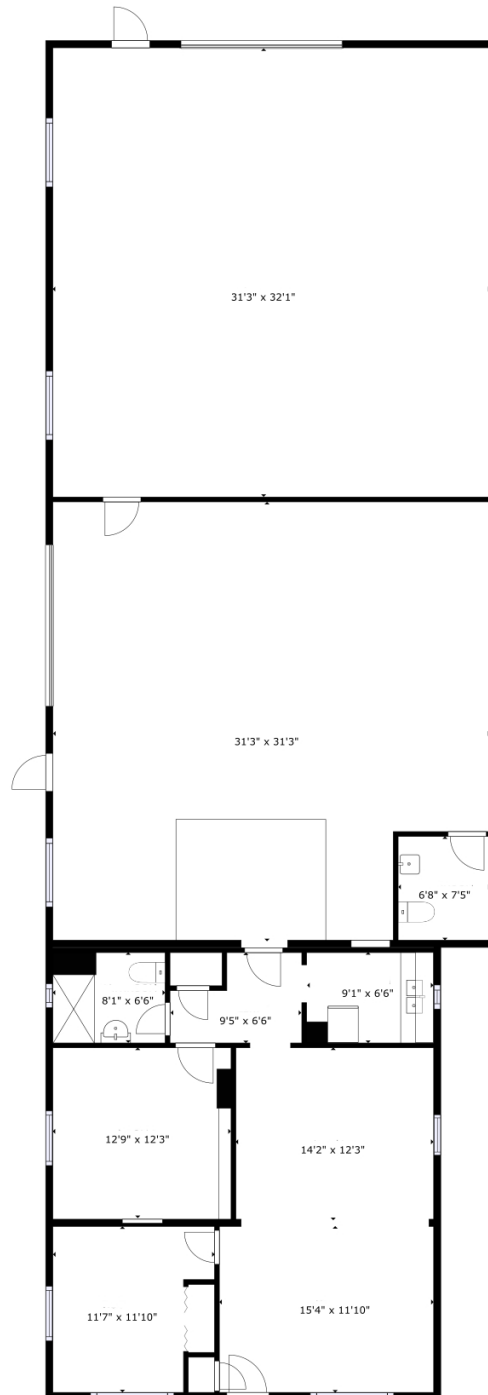
O: 719.630.2277

CMyers@HoffLeigh.com

Industrial Building for Lease

20-22 IOWA AVENUE, COLORADO SPRINGS, COLORADO 80909

22 Iowa Avenue



Rev: February 27, 2024

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.

Guy Cox

C: 719.357.7494

O: 719.630.2277

GCox@HoffLeigh.com

Chris Myers

C: 719.650.4627

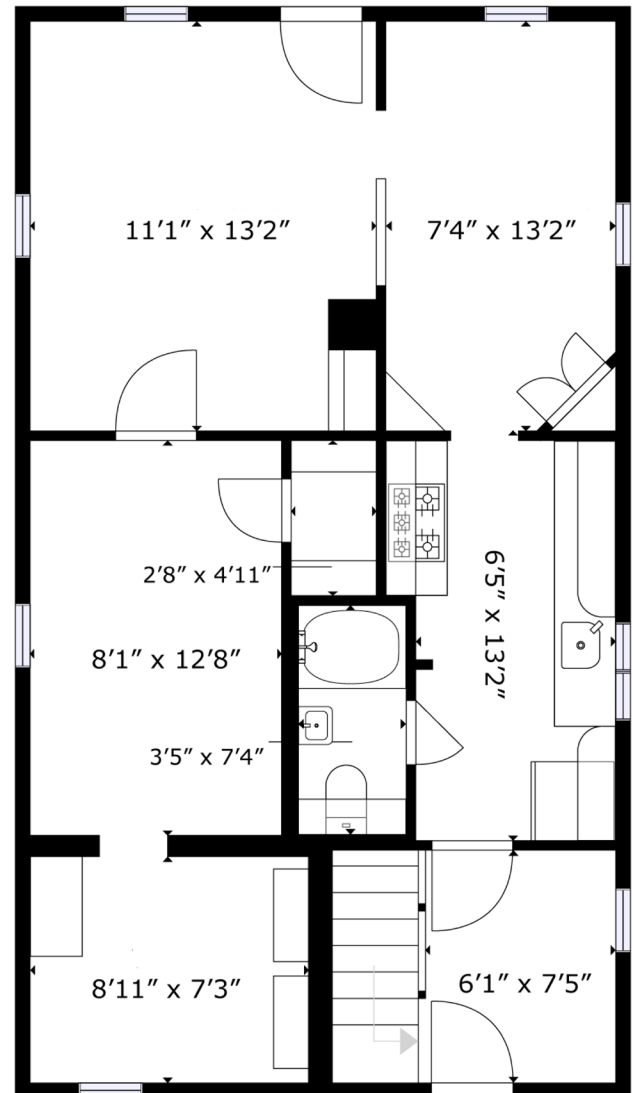
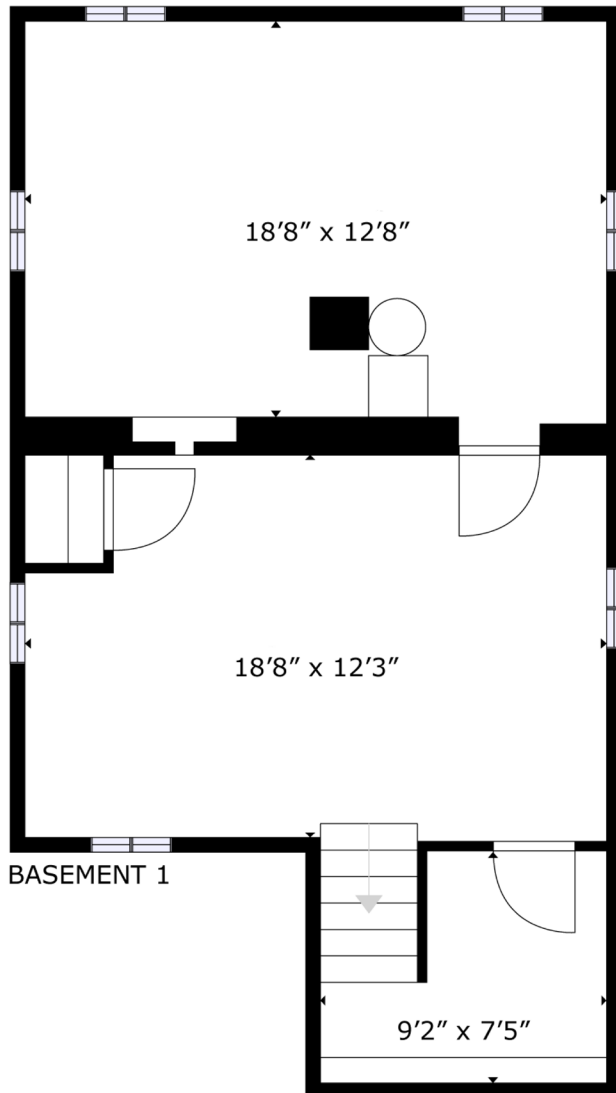
O: 719.630.2277

CMyers@HoffLeigh.com

Industrial Building for Lease

20-22 IOWA AVENUE, COLORADO SPRINGS, COLORADO 80909

20 Iowa Avenue



FLOOR 1

Rev: February 27, 2024

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.

Guy Cox

C: 719.357.7494

O: 719.630.2277

GCox@HoffLeigh.com

Chris Myers

C: 719.650.4627

O: 719.630.2277

CMyers@HoffLeigh.com