

# Flex Building for Lease

6314 E PLATTE AVENUE, COLORADO SPRINGS, CO 80915



## Overview

Now for rent: 6,500 SF office / warehouse with a 1 acre, fenced yard.

The building was most recently a metal fab shop, with a lot of power. There are 4 overhead doors, 4,500 SF of shop/work area and 1,500 SF of dedicated office. The space was upgraded and painted to a clean, new condition and ready for immediate occupancy.

The asking rate is \$11.00 + taxes, insurance, and utilities. Taxes and insurance are \$1,500 / month. Utilities will vary depending on use.

For a private showing and all the financial details,  
call Tim Leigh: 719-337-9551 or Holly Trinidad: 719-337-0999

## Property Details



**Lease Rate**  
\$11.00 SF/YR (MG)



**Building Size**  
6,500 SF



**Lot Size**  
1.0 Acres

Rev: March 5, 2024



### Our Network Is Your Edge

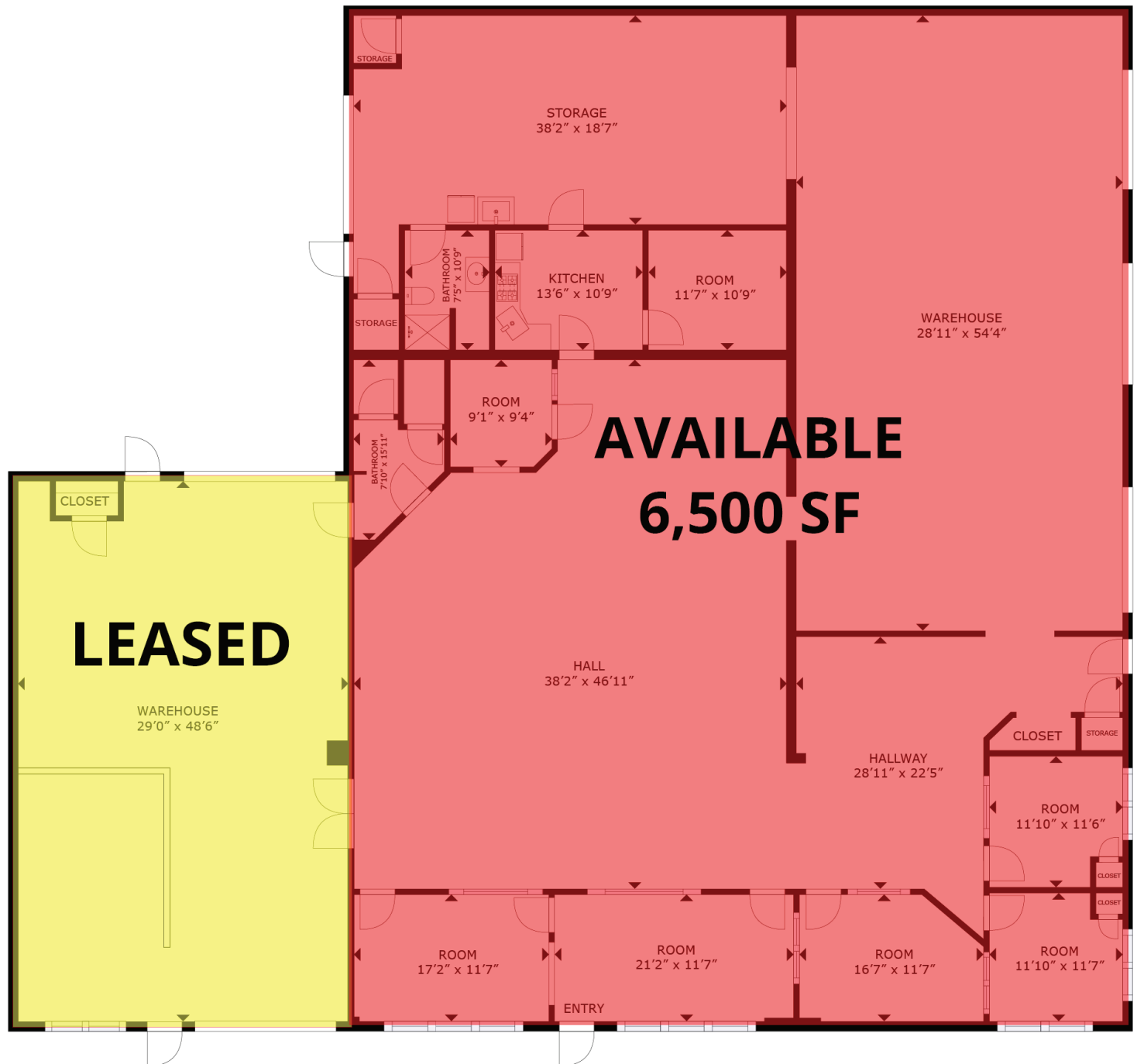
All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Tim Leigh**  
C: 719.337.9551  
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FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 7,414 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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