

Industrial Property for Lease

2325 RAND AVENUE, COLORADO SPRINGS, CO 80905



[Click Here for Virtual Tour](#)



Overview

Now available for lease at 2325 Rand Ave, this well-equipped 2,880 SF light industrial building offers the perfect setup for a variety of business uses. The property features 5 private offices, two separate warehouse spaces, one 14-ft shed and a 10-ft overhead door for easy loading and operations.

Situated on 0.34 acres, the site includes approximately 6,000 SF of outdoor yard space, ideal for storage, equipment, or fleet use. The building is also equipped with two wheel chair accessible restrooms and is zoned LI (Light Industrial), allowing for a wide range of permitted uses.

With a functional layout and valuable yard component, this property is a strong fit for contractors, trades, logistics, or service-based businesses looking for both indoor and outdoor operational space.

Lease Rate: \$3,850/Month (+ utilities)

Reach out for more details or to schedule a showing.

Property Details

Lease Rate

- \$3,850/Month (+ utilities)

Lot Size

- 0.34 Acres

Space Available

- 2,880 SF

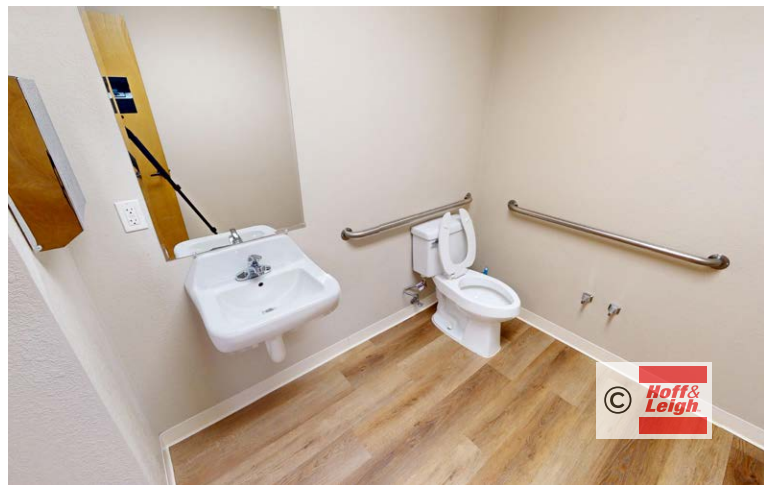
Zoning

- LI (Light Industrial)

Rev: April 30, 2026

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Our Network Is Your Edge

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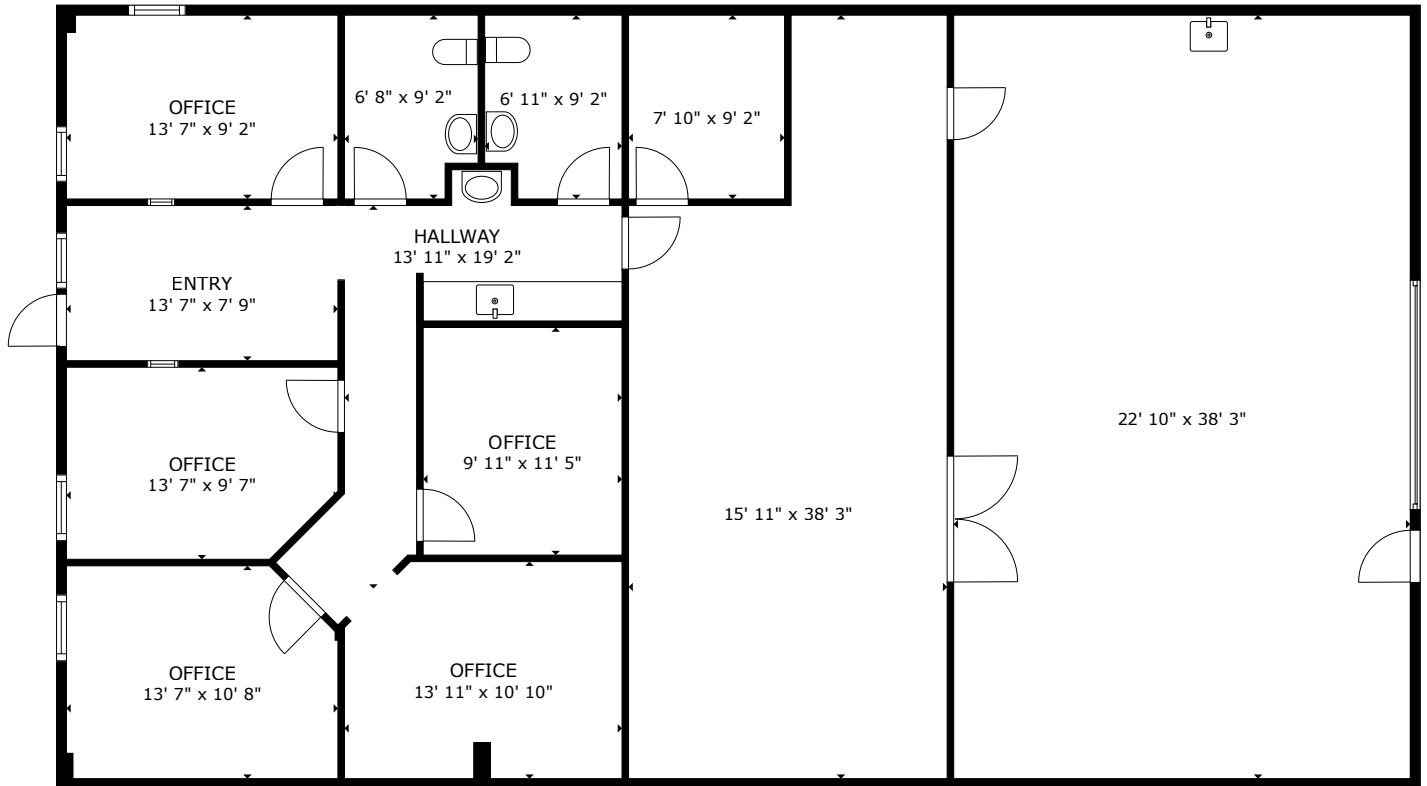
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Floor Plan



FLOOR PLAN

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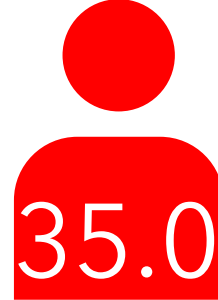
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DEMOGRAPHICS



95,135
Population



35.0
Median Age



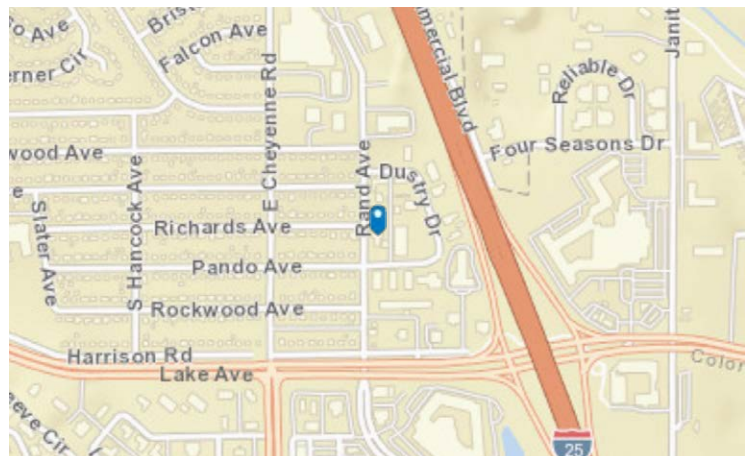
2.3
Average
Household Size



\$66,942
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
S Cir Dr	16,311	0.1
Richards Ave	4,700	0.1
S Cir Dr	108,000	0.1
E Cheyenne Mountain Blvd	31,093	0.2
Norwood Ave	7,000	0.2



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