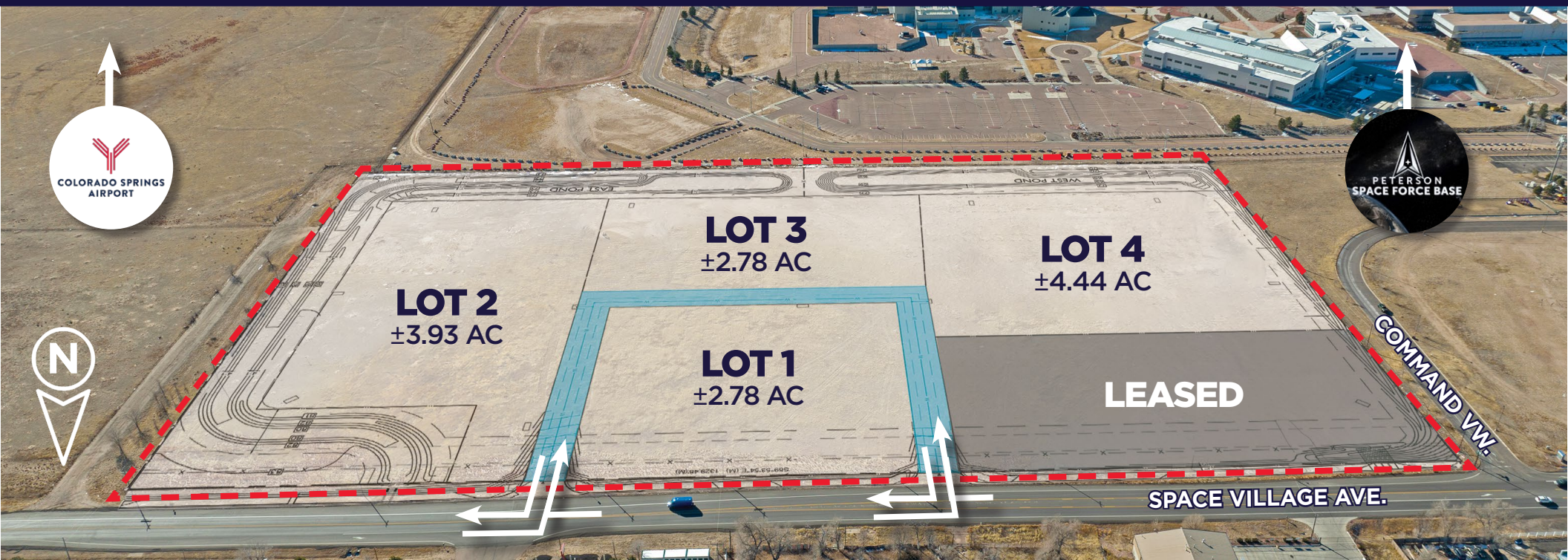




2025 CONSTRUCTION UPDATE
Yard Surface and 8' Fencing Installed

INDUSTRIAL OUTDOOR STORAGE (IOS)

FOR LEASE | 3 TO 14 ACRES



7113-7223
SPACE VILLAGE AVE.
COLORADO SPRINGS, CO 80915



INDUSTRIAL OUTDOOR STORAGE (IOS) FOR LEASE | .18 TO 14 ACRES

7113-7223 SPACE VILLAGE AVE.

PROPERTY OVERVIEW

Size Available: 3-14 Acres

Yard: Fully secured

Surface: Recycled asphalt or equivalent

Zoning: I-3

Lease Rate: Contact Broker

Opex (est. 2025): **\$112.50/AC + \$500 Mgmt Fee (Per Lease)**

Taxes: \$63.50 · Insurance: \$29 · Utilities/Maintenance: \$20



PROPERTY FEATURES

- Fencing 8' tall
- Fully lit yard areas
- Electricity available to tenant use
- Fire hydrants included
- Stubbed water
- Sewer is possible
- No natural gas



PROPERTY HIGHLIGHTS

*Great location near Peterson Air Force Base
and Colorado Springs Airport*

I-3 Heavy Industrial Zoning

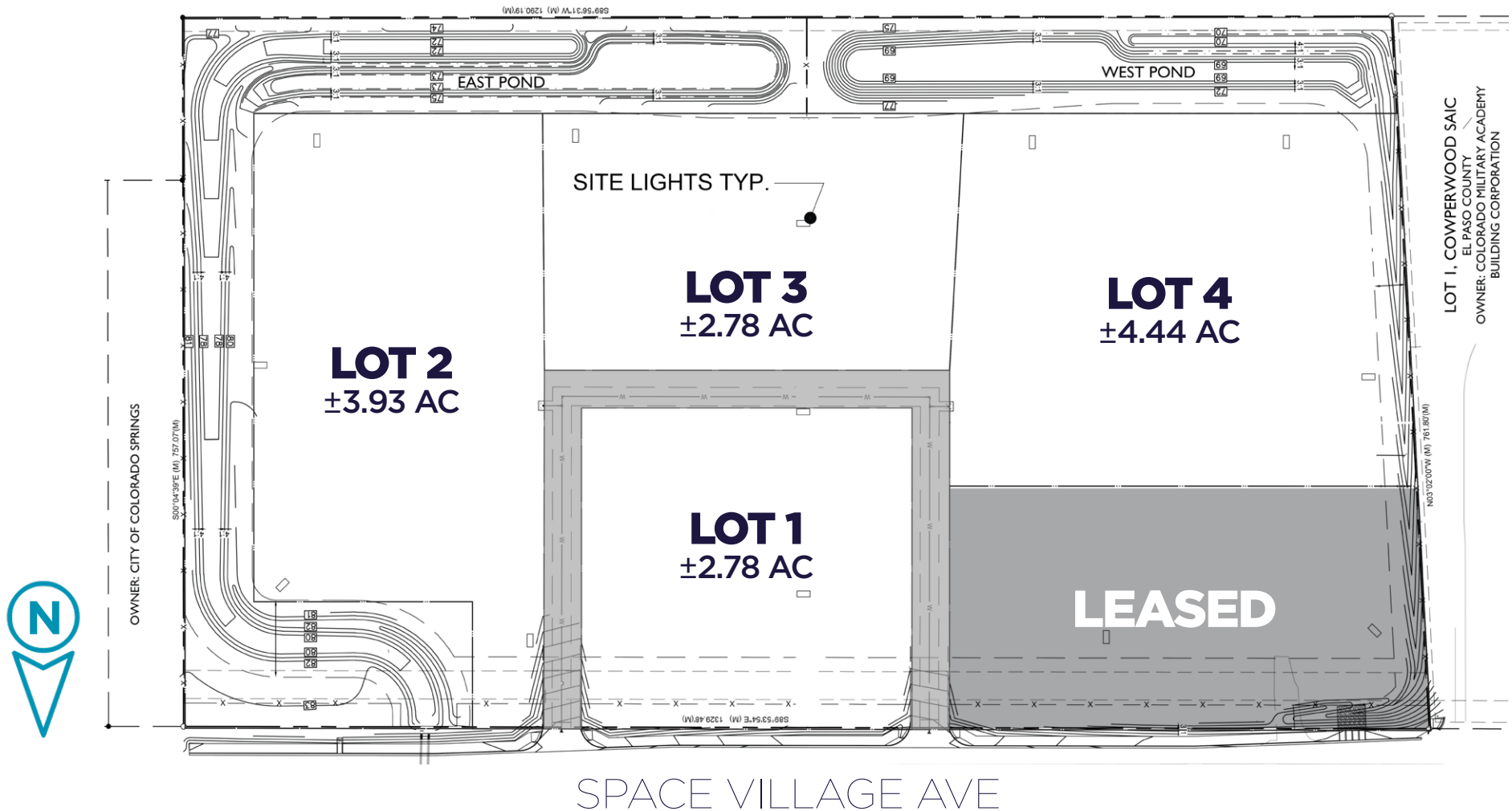
Yard size can be customized

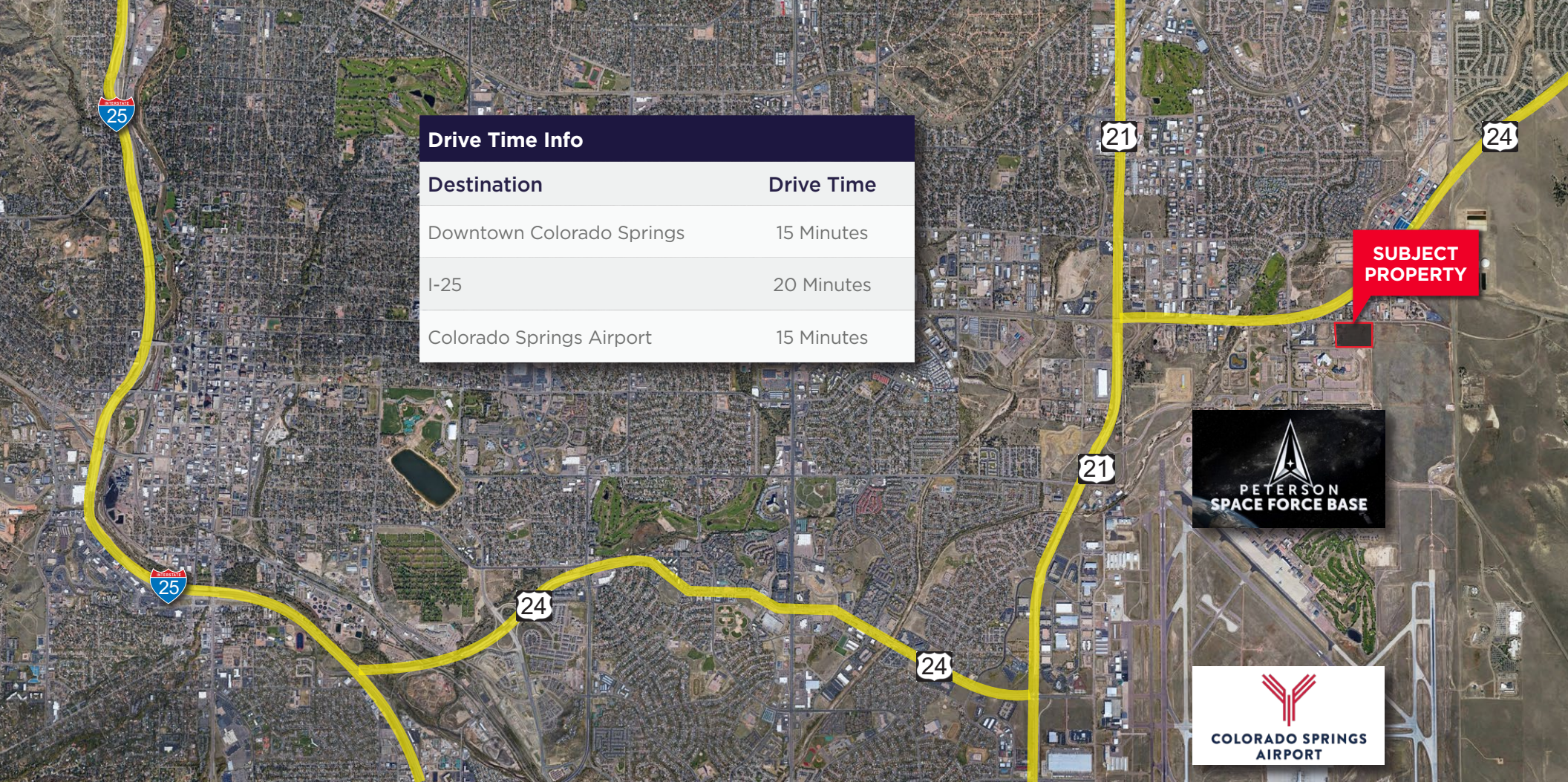


INDUSTRIAL OUTDOOR STORAGE (IOS) FOR LEASE | 3 TO 14 ACRES

7113-7223 SPACE VILLAGE AVE.

SITE PLAN





Drive Time Info	
Destination	Drive Time
Downtown Colorado Springs	15 Minutes
I-25	20 Minutes
Colorado Springs Airport	15 Minutes

SUBJECT
PROPERTY



FOR MORE INFORMATION, CONTACT:

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