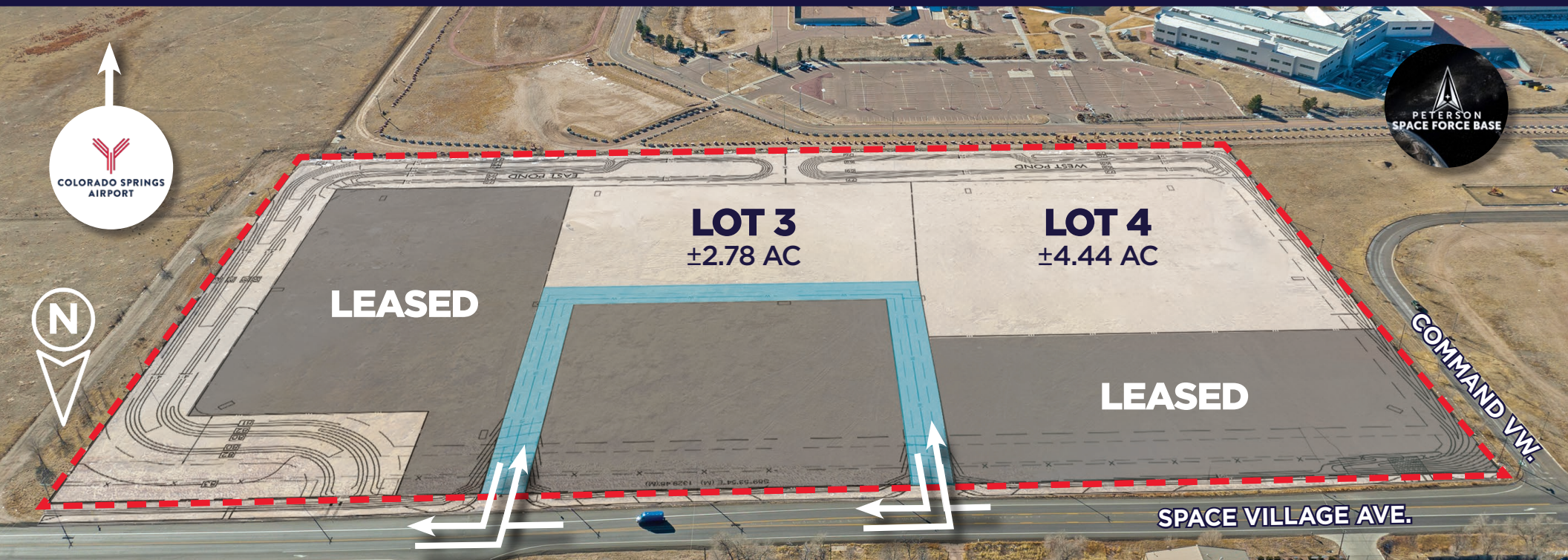




2025 CONSTRUCTION UPDATE
Yard Surface and 8' Fencing Installed

INDUSTRIAL OUTDOOR STORAGE (IOS)

FOR LEASE | 2.7 TO 7.2 ACRES



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



INDUSTRIAL OUTDOOR STORAGE (IOS) FOR LEASE | 2.7-7.2 ACRES

7113-7223 SPACE VILLAGE AVE.

PROPERTY OVERVIEW

Size Available:	2.7-7.2 Acres
Yard:	Fully secured
Surface:	Recycled asphalt or equivalent
Zoning:	I-3
Lease Rate:	\$5,250 per AC per Month
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

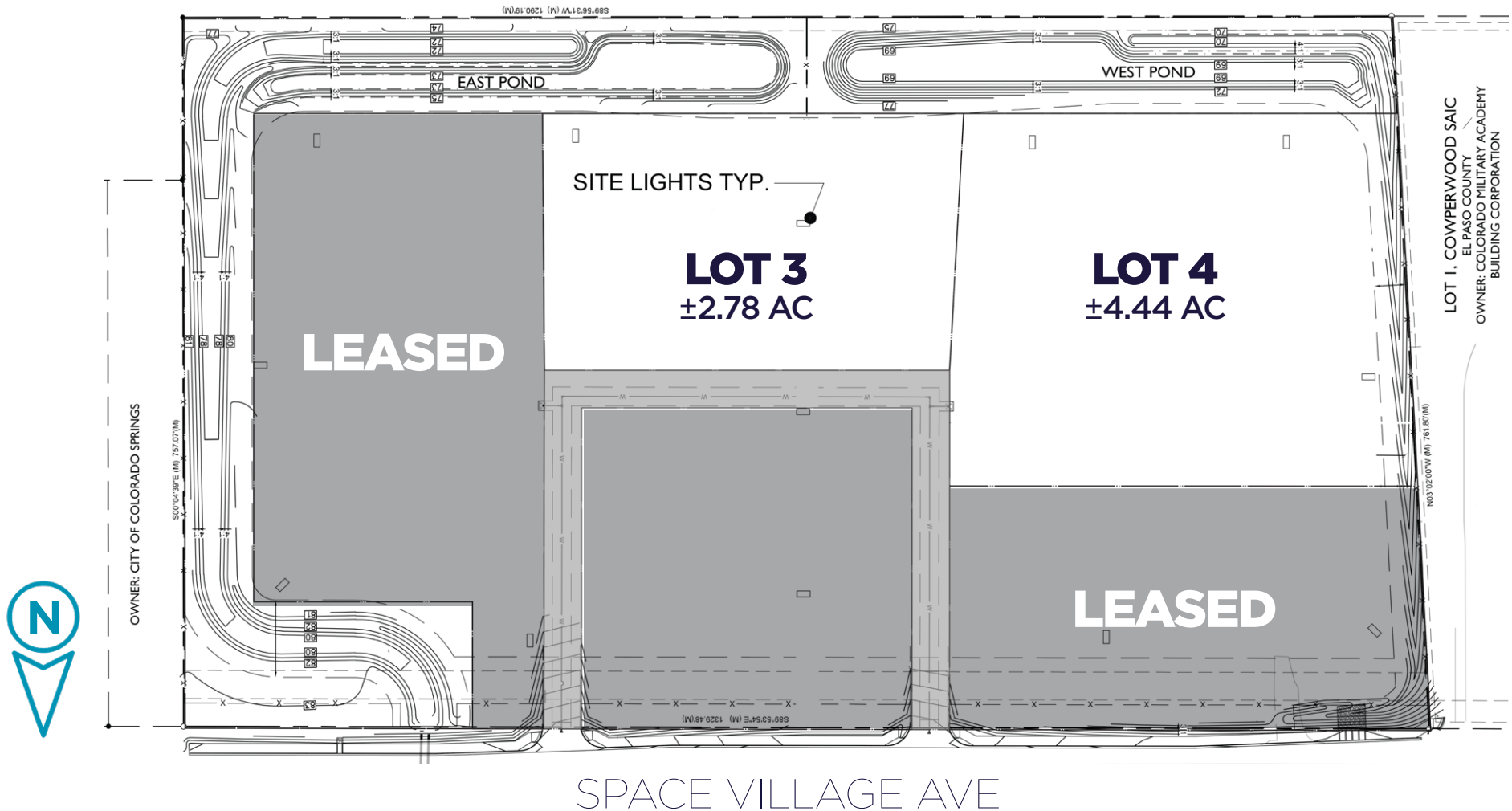
*Great location near Peterson Air Force Base
and Colorado Springs Airport
I-3 Heavy Industrial Zoning
Yard size can be customized*

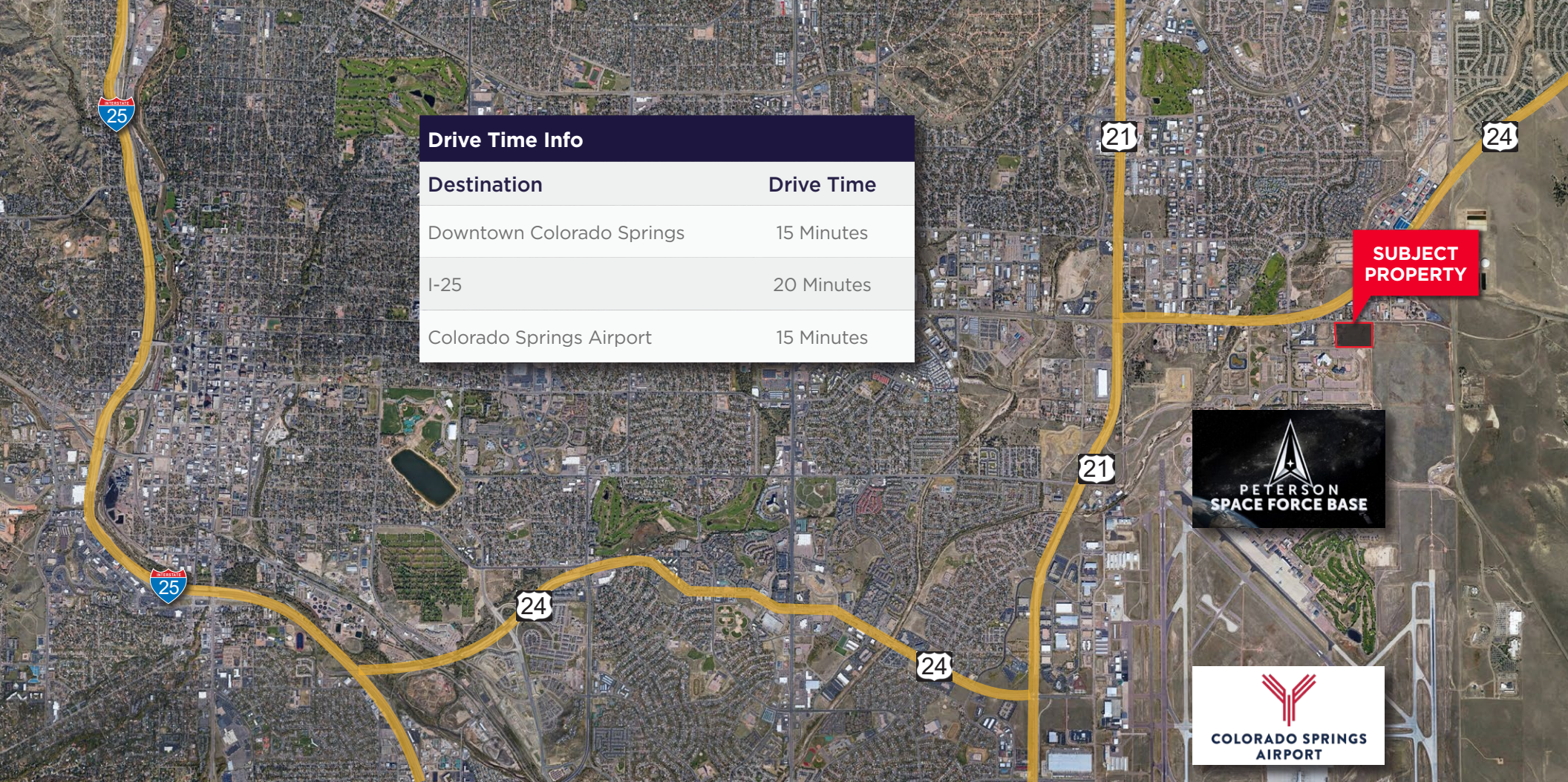


INDUSTRIAL OUTDOOR STORAGE (IOS) FOR LEASE | 2.7 - 7.2 ACRES

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**



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