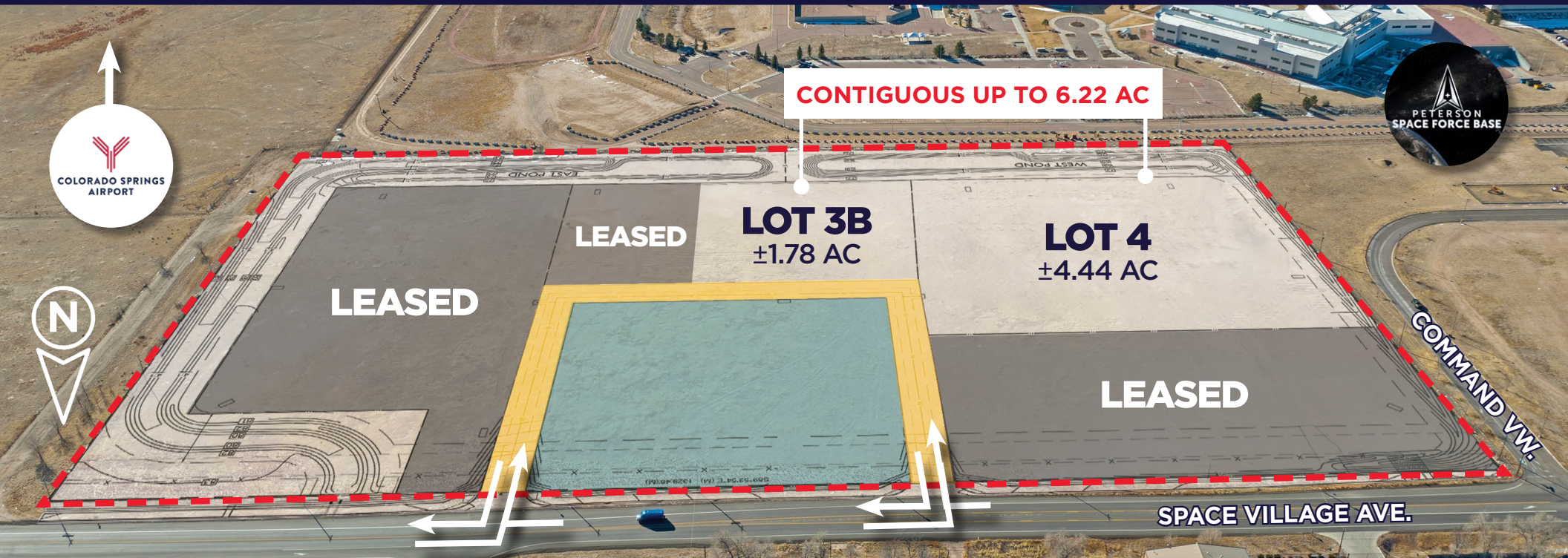




**2025 CONSTRUCTION UPDATE**  
Yard Surface and 8' Fencing Installed

# INDUSTRIAL OUTDOOR STORAGE (IOS)

FOR LEASE | 1.78-6.22 ACRES



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



# INDUSTRIAL OUTDOOR STORAGE (IOS) FOR LEASE | 1.78-6.22 ACRES

7113-7223 SPACE VILLAGE AVE.

## PROPERTY OVERVIEW

Size Available:	1.78-6.22 Acres
Yard:	Fully secured
Surface:	Recycled asphalt or equivalent
Zoning:	I-3
Lease Rate:	\$5,250 per AC per Month
Opex (est. 2025):	<b>\$112.50/AC + \$500 Mgmt Fee (Per Lease)</b>

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

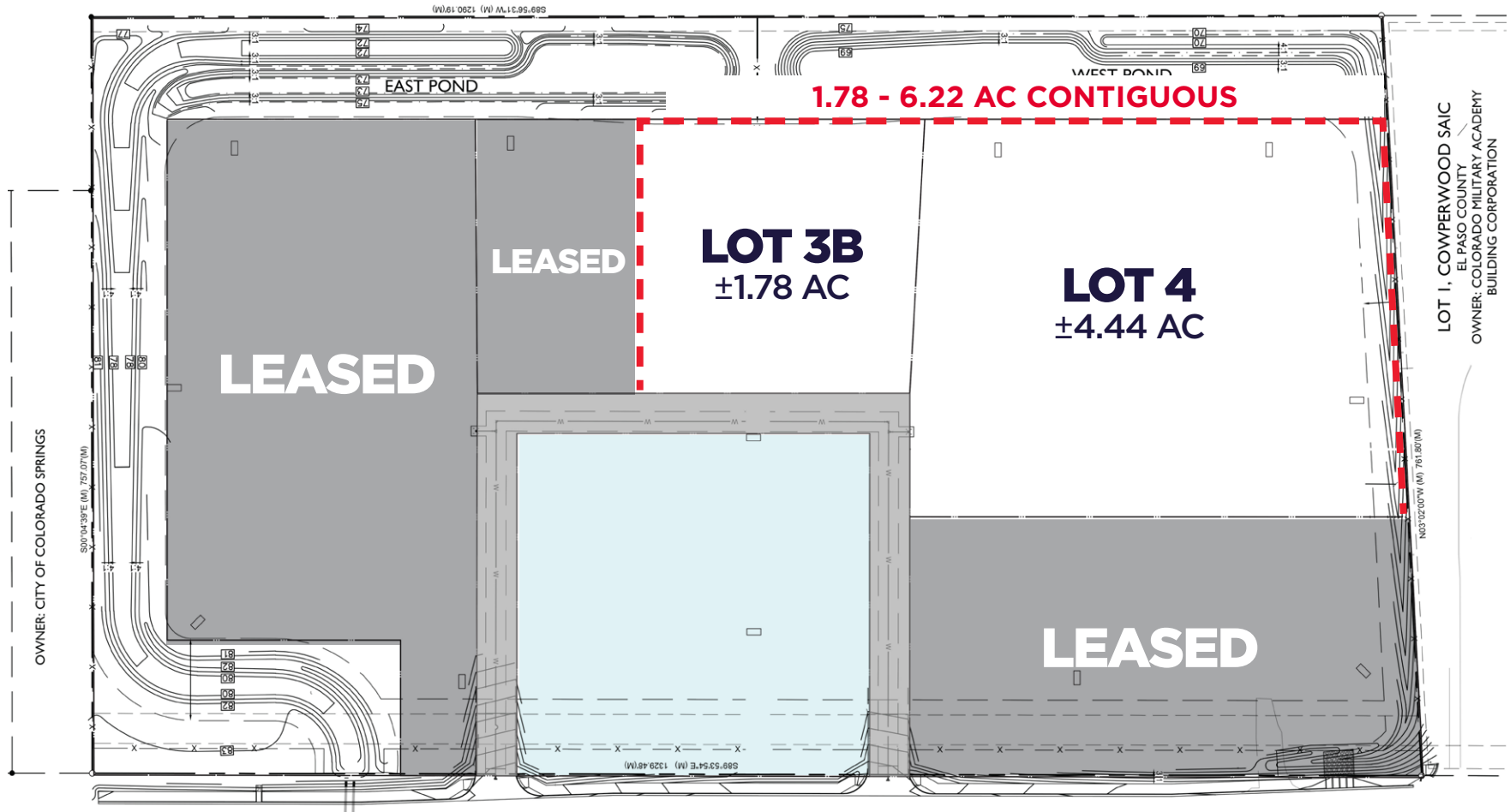
*Great location near Peterson Air Force Base  
and Colorado Springs Airport  
I-3 Heavy Industrial Zoning  
Yard size can be customized*

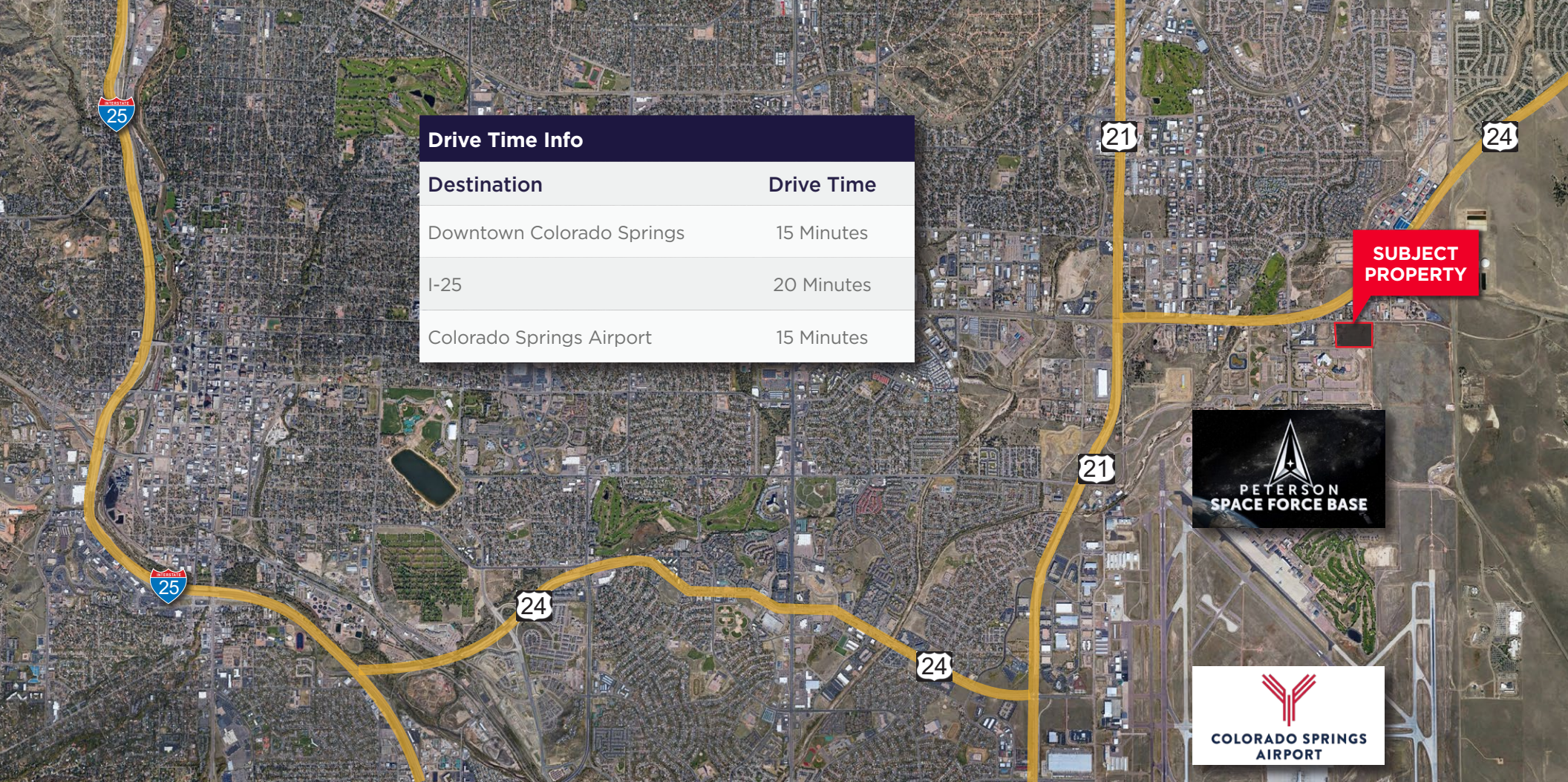


# INDUSTRIAL OUTDOOR STORAGE (IOS) FOR LEASE | 1.78-6.22 ACRES

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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