



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

11665 RIDGELINE DR

COLORADO SPRINGS, CO 80921

FOR LEASE | 3,640 SF WAREHOUSE SPACE IN NORTH COLORADO SPRINGS



11665 RIDGELINE DR



AVAILABLE SPACE

3,640 SF



SITE AREA

2.19 AC



YEAR BUILT

2015



CLEAR HEIGHT

18'



LOADING

(1) 9' X 12'
DRIVE-IN



ZONING

BP
(Business Park)



LEASE RATE

\$18.00 per RSF
+UTILITIES
(Modified Gross)



SIGNAGE

ON-BUILDING
SIGNAGE
AVAILABLE

RARE NORTH COLORADO SPRINGS SMALL-BAY AVAILABILITY

Located in one of the most sought-after industrial corridors in Colorado Springs, 11665 Ridgeline Drive, Suite 120 offers a rare opportunity to lease functional small-bay industrial space in the rapidly growing North Colorado Springs market. Industrial vacancies in this size range remain extremely limited, making this an ideal option for businesses seeking a well-positioned presence with convenient access to major transportation routes and surrounding amenities.

The 3,640 SF suite features an efficient layout with 18' clear height, one 9' x 12' drive-in door, and prominent on-building signage opportunities. Built in 2015 and situated within an established business park environment, the property provides a professional image while supporting a variety of industrial, flex, warehouse, and service-oriented users.

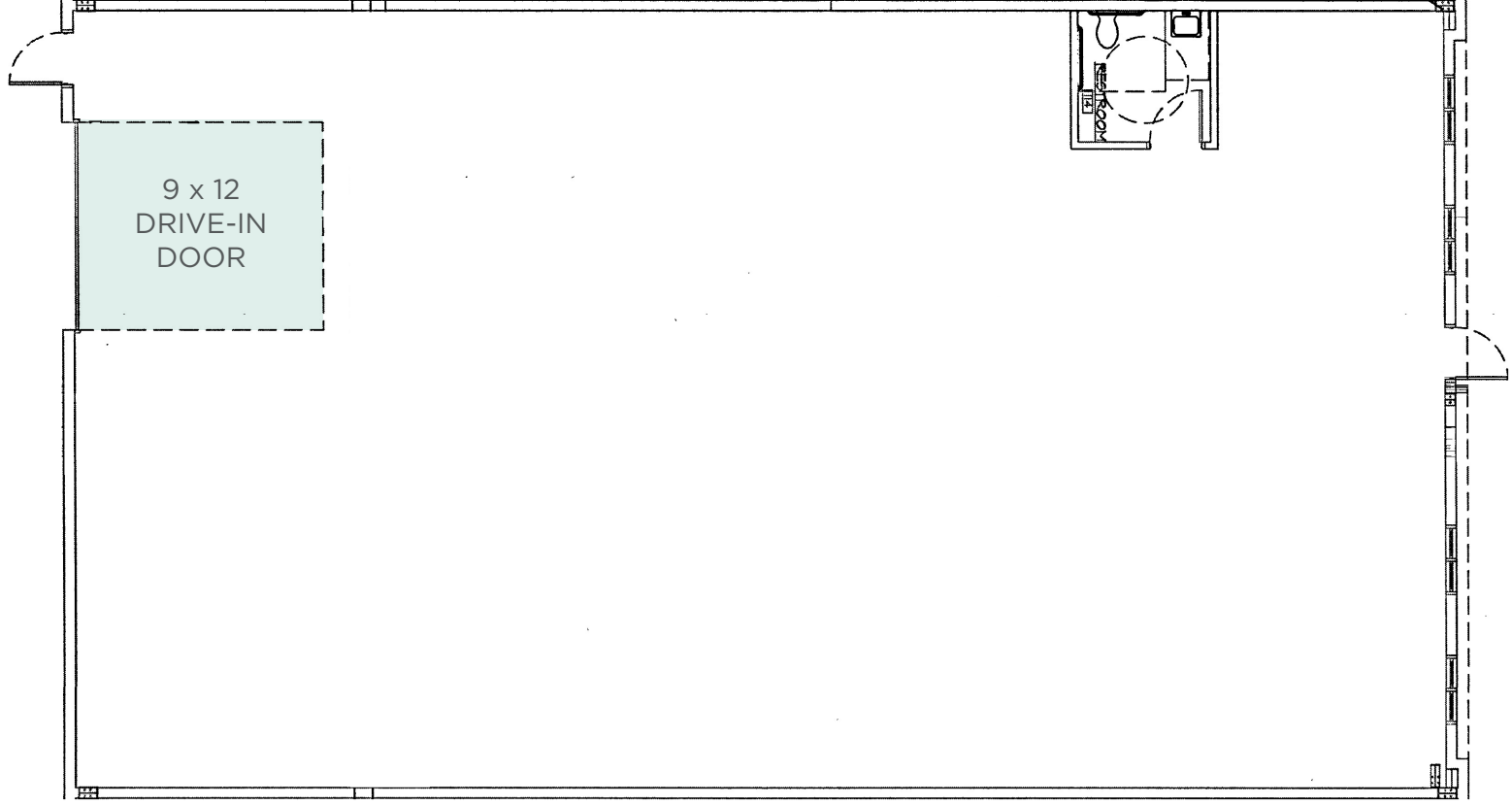
The location offers immediate connectivity to I-25, InterQuest Parkway, Voyager Parkway, and the broader North Colorado Springs trade area. Surrounded by continued commercial and residential growth, the property benefits from proximity to major employers, expanding population density, and a strong mix of nearby retail, dining, and daily amenities. With limited industrial inventory available in the north end of the city, this offering presents a unique opportunity to secure space in one of Colorado Springs' most active business corridors.

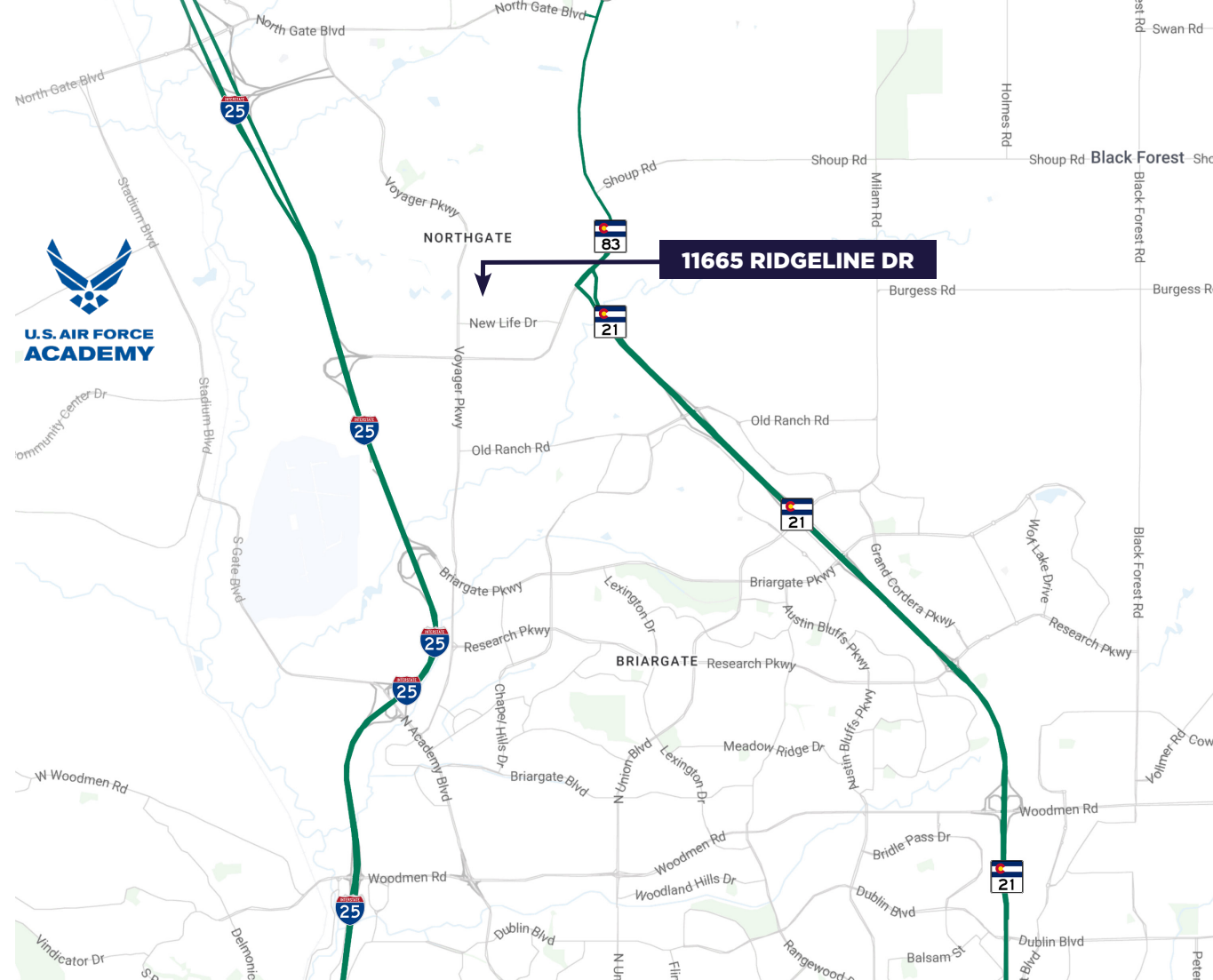


FLOORPLAN

Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.

SUITE 120 | 3,640 SF





**U.S. AIR FORCE
ACADEMY**

**DRIVE
TIMES**



5 Min. | I-25



20 Min. | Downtown COS



30 Min. | Peterson SFB



32 Min. | COS Airport



47 Min. | Denver

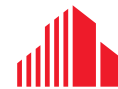
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