

**FOR LEASE | 1,800 SF WAREHOUSE**



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

**3119 N EL PASO ST**

**COLORADO SPRINGS, CO 80907**

# 3119 N EL PASO ST

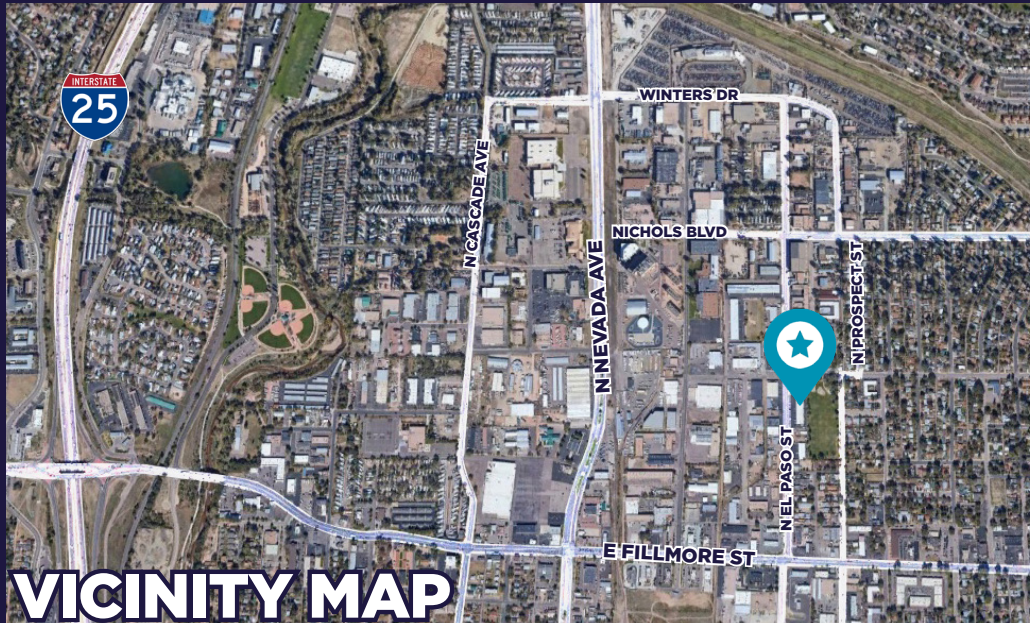
COLORADO SPRINGS, CO 80907

## FOR LEASE | 1,800 SF WAREHOUSE

Positioned in the heart of Colorado Springs' established Fillmore Industrial District, 3119 N El Paso Street offers a functional flex/warehouse opportunity with immediate access to I-25, Fillmore Street, and Nevada Avenue. The available  $\pm$ 1,800 SF suite combines efficient warehouse functionality with convenient central access, making it well-suited for service users, light industrial operations, showroom users, or small business tenants seeking a highly accessible location.

The property features drive-around access, ample on-site parking, prominent building signage opportunities, and an overhead door that opens directly toward Flanagan Park, creating a unique blend of operational utility and open surroundings. The building has been well maintained both inside and out, offering a clean, professional appearance in one of Colorado Springs' most established industrial corridors.

Surrounded by a strong mix of industrial, automotive, supplier, and service-oriented businesses, the location benefits from exceptional connectivity throughout the city. Immediate proximity to I-25 allows quick access to Downtown Colorado Springs, the Garden of the Gods corridor, and north and south Colorado Springs alike. Nearby retail and convenience amenities along Fillmore Street further enhance the property's appeal for employees and customers.



**14,610 SF**  
BUILDING SIZE



**1,800 SF**  
AVAILABLE SPACE



**\$13.00/RSF NNN**  
LEASE RATE



**$\pm$ \$4.00/SF**  
(2026 EST) EXPENSES



**3.38:1,000 RSF**  
PARKING



**14'**  
CLEAR HEIGHT



**(1) 12' x 10' DRIVE-IN**  
LOADING



**MX-M**  
ZONING



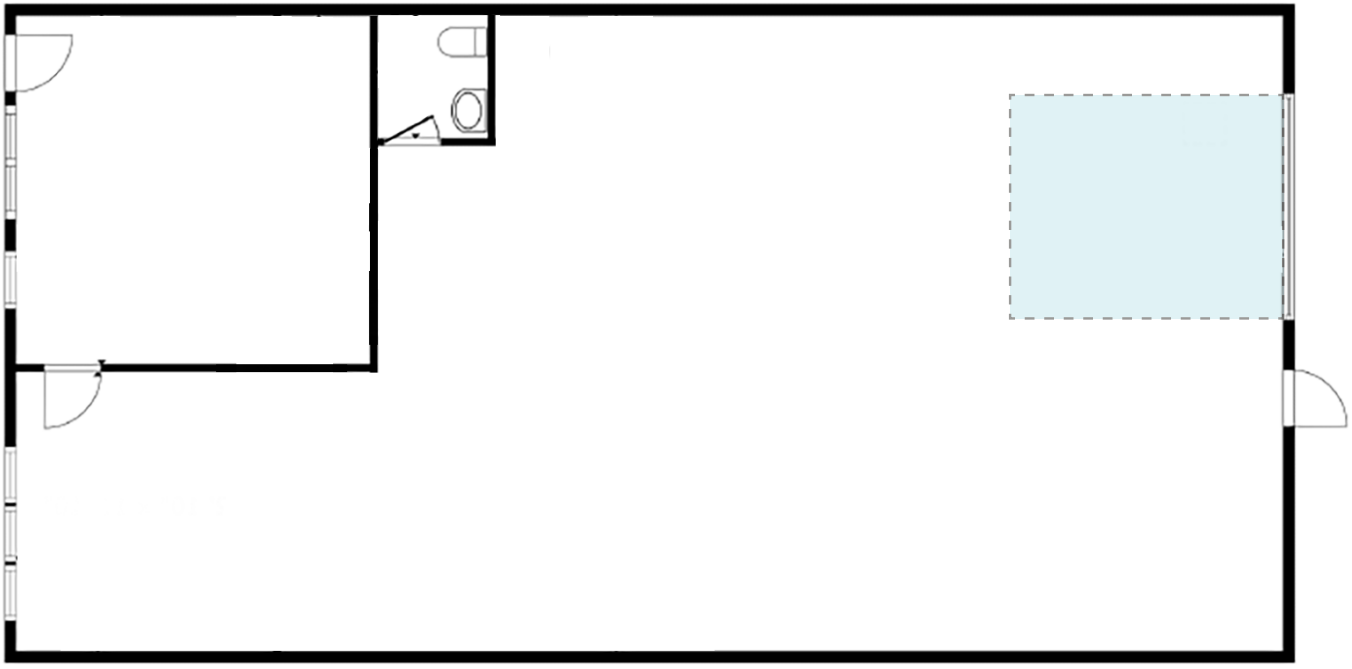
ON BUILDING SIGNAGE  
AVAILABLE

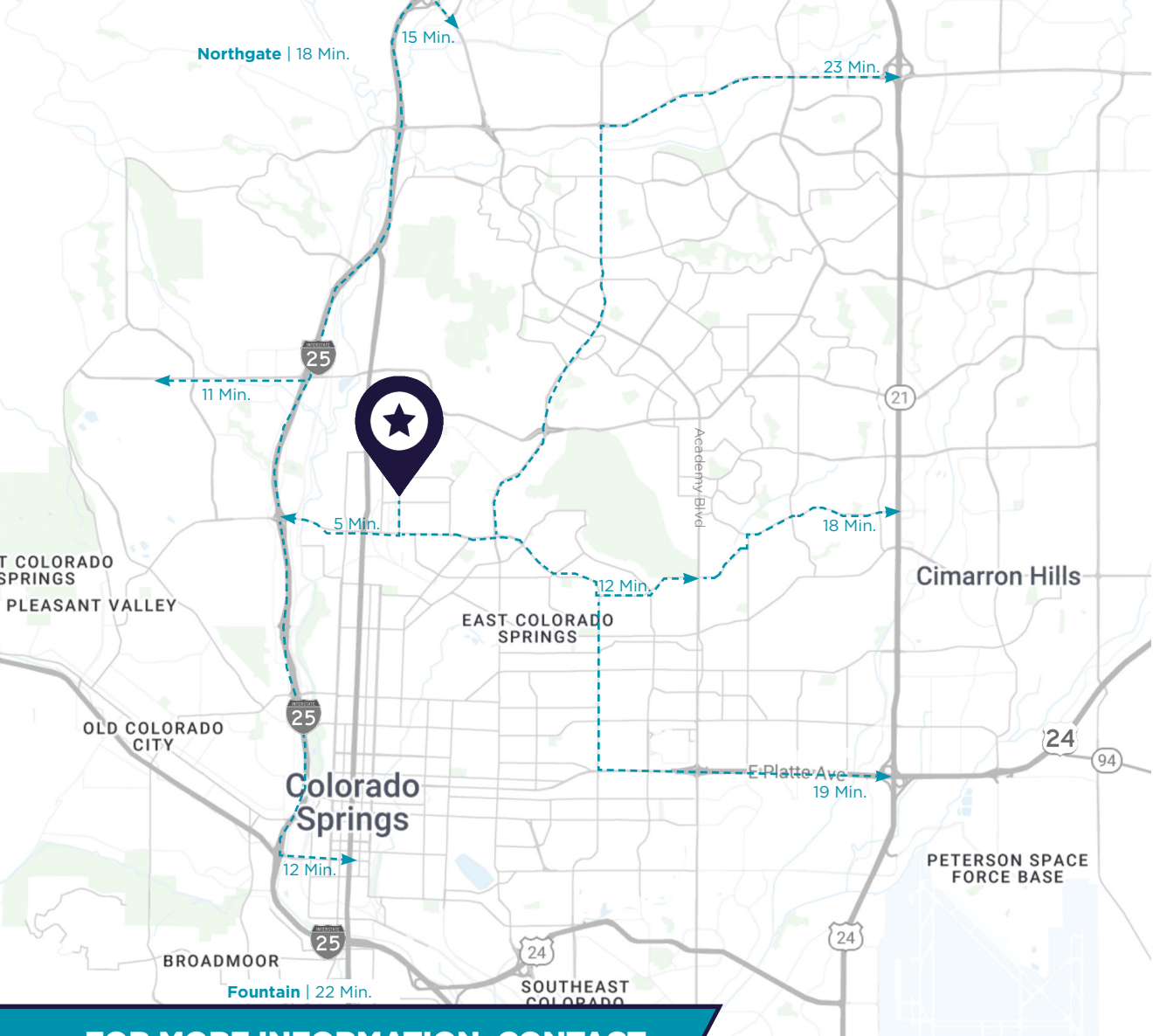


# FLOOR PLAN

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 3119 | 1,800 SF





**FOR MORE INFORMATION, CONTACT:**



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