

WAREHOUSE WITH DOCK-HIGH & SHOWROOM | 9,040 SF FOR LEASE

HIGH-VISIBILITY FROM N ACADEMY BLVD!



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

6121 N ACADEMY BLVD

COLORADO SPRINGS, CO 80918



INDUSTRIAL FUNCTION MEETS RETAIL VISIBILITY

6121 N Academy Boulevard offers a rare opportunity to lease flexible warehouse/showroom space along one of Colorado Springs' most recognizable commercial corridors. Positioned near the high-visibility intersection of N. Academy Boulevard and Lehman Drive, the property benefits from strong daily traffic, prominent signage potential, and immediate access to surrounding retail, service, and residential demand.

The available 9,040 SF lower-level space is well-suited for a variety of users seeking a blend of industrial functionality and customer-facing

exposure. The layout includes warehouse area, showroom/office space, dock-high loading, 400 AMP 3-phase power, and the potential to add a drive-in door. MX-M zoning supports a wide range of retail, office, and industrial uses, giving tenants the flexibility to adapt the space to their operational needs.

With ample on-site parking, strong corridor visibility, and a move-in special lease rate, 6121 N Academy Boulevard is a compelling option for businesses looking for functional space in a high-traffic North Colorado Springs location.



PARKING RATIO
6.44:1,000 RSF



LEASE RATE
\$5.99 per RSF NNN



BUILDING SIGNAGE
AVAILABLE



POWER
400A 3PHASE



ZONING
MX-M



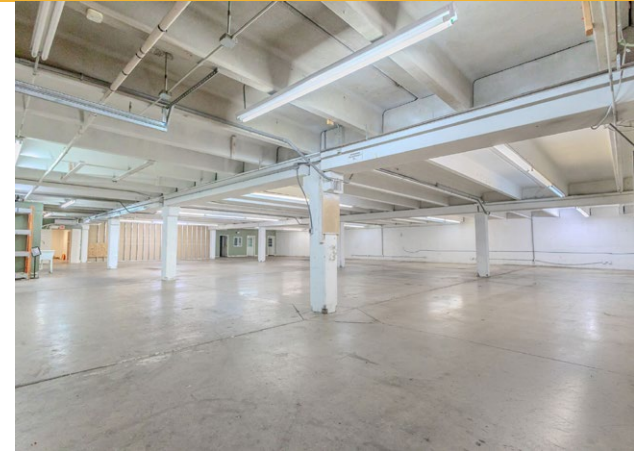
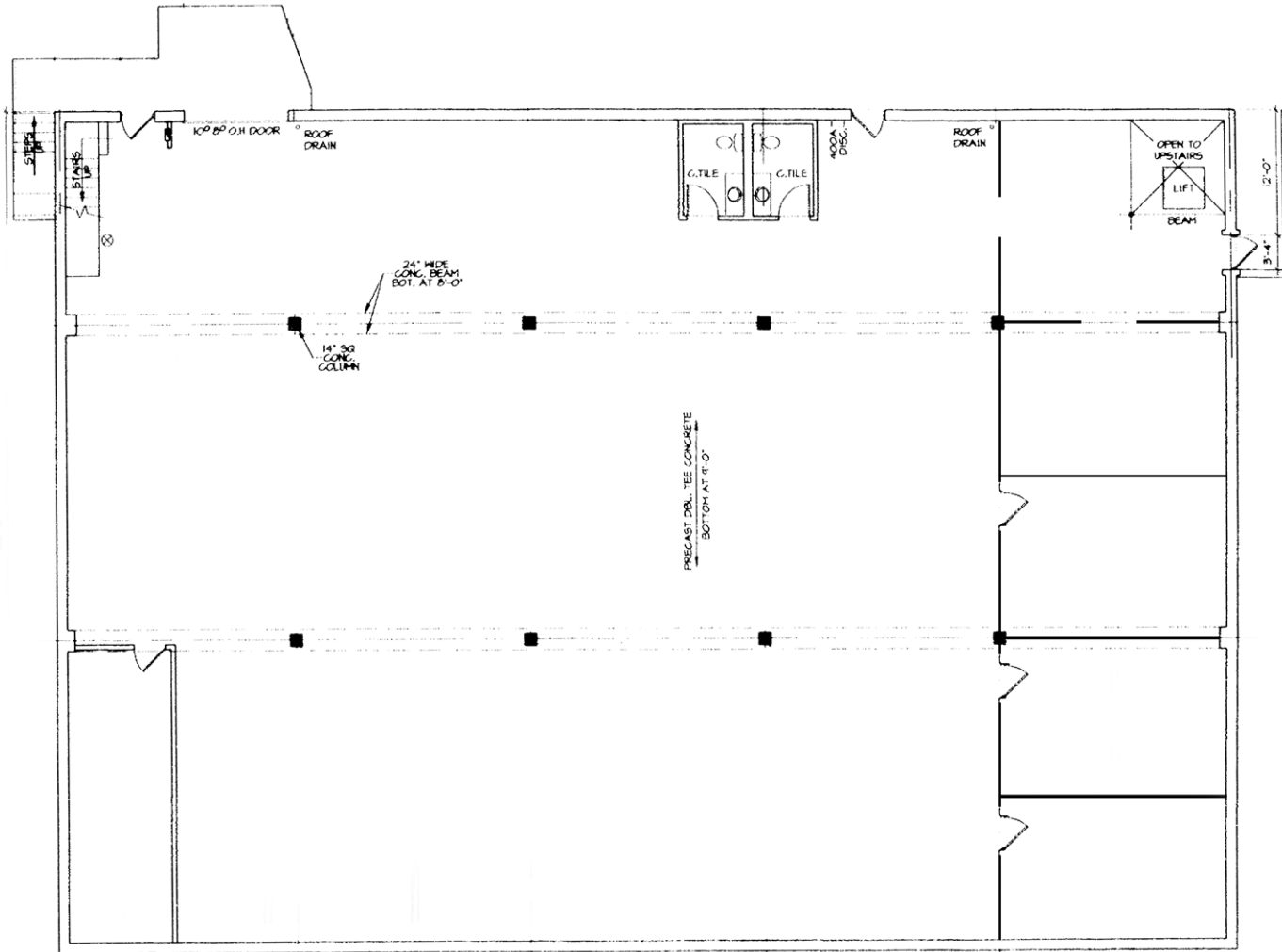
OPERATING EXPENSES
\$5.50 per RSF (2025 Est.)



LOADING
(1) DOCK-HIGH DOOR
**Potential to add Drive-In*

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RENDERING
Potential new exterior entrance





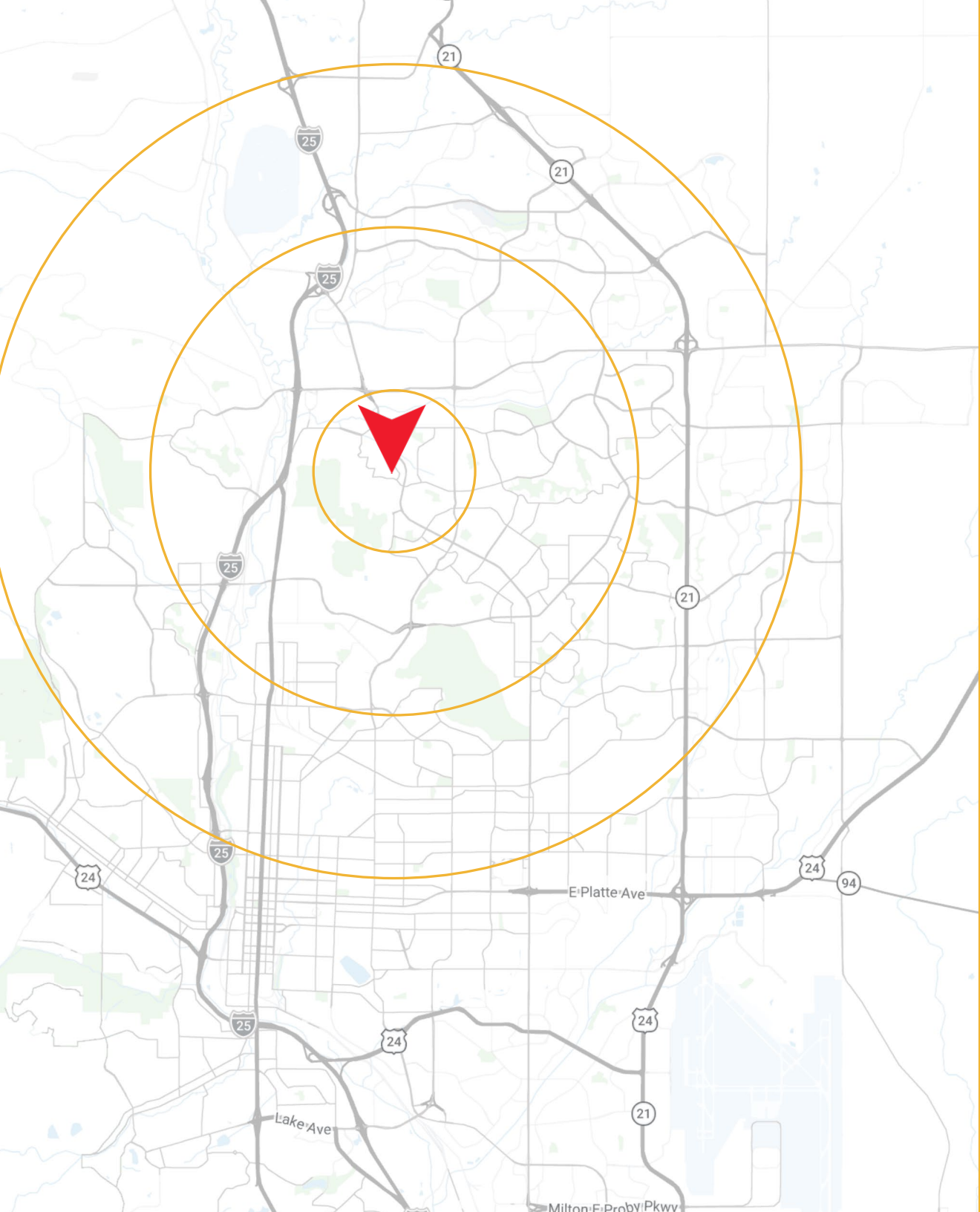
WOODMEN RD

N. ACADEMY BLVD

 47,879 VPD

LEHMAN DR

VICINITY MAP



DEMOGRAPHICS

HOUSEHOLDS



1 MILE	3 MILES	5 MILES
5,743	37,335	96,512

POPULATION



1 MILE	3 MILES	5 MILES
13,731	91,351	241,107

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$99,197	\$112,615	\$117,372



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