



**FOR LEASE** | 1,250 SF AFFORDABLE WAREHOUSE SPACE



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

**3415 VAN TEYLINGEN DR**

C O L O R A D O   S P R I N G S ,   C O   8 0 9 1 7

# 3415 VAN TEYLINGEN DR



3415 Van Teylingen Drive presents a rare small-bay warehouse opportunity in one of Colorado Springs' most accessible central corridors. Small, functional industrial spaces remain difficult to find across the market, especially in established infill locations where users can stay close to customers, employees, vendors, and major commercial amenities. This availability offers the kind of practical, right-sized space that is increasingly sought after by service businesses, contractors, trades, storage users, and growing local operators who do not need or want to pay for excess square footage.

Located just west of North Academy Boulevard near North Carefree Circle, the property benefits from immediate proximity to one of the city's most active retail and service corridors. Surrounding restaurants, national retailers, neighborhood services, and dense residential pockets create a convenient operating environment for both employees and customers. With central positioning and efficient access across Colorado Springs, 3415 Van Teylingen Drive is well-suited for users looking for affordable, no-nonsense warehouse space in a location that keeps them connected to the core of the city.

## AFFORDABLE WAREHOUSE SPACE IN THE HEART OF COLORADO SPRINGS



### BUILDING SIZE

12,500 SF



### AVAILABLE SPACE

1,250 SF



### YEAR BUILT

1981



### CLEAR HEIGHT

18'



### LOADING

(1) 10' X 12'  
DRIVE-IN



### ZONING

MX-M



### LEASE RATE

\$15.00 per RSF  
(Modified Gross)

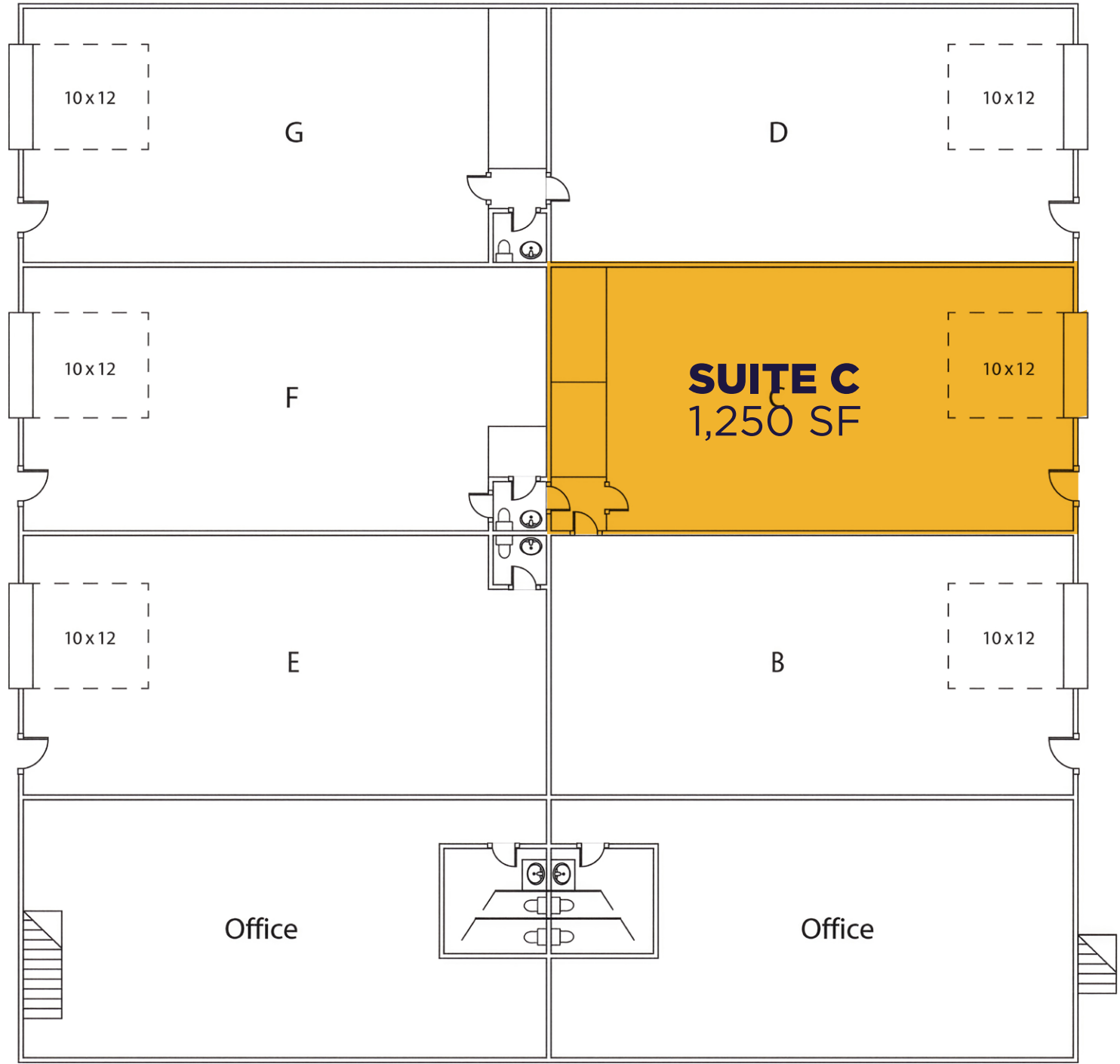


### PARKING

5.6:1,000 RSF

# 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.



# DEMOGRAPHICS



## HOUSEHOLDS

1 MILE	3 MILES	5 MILES
5,950	47,764	125,298



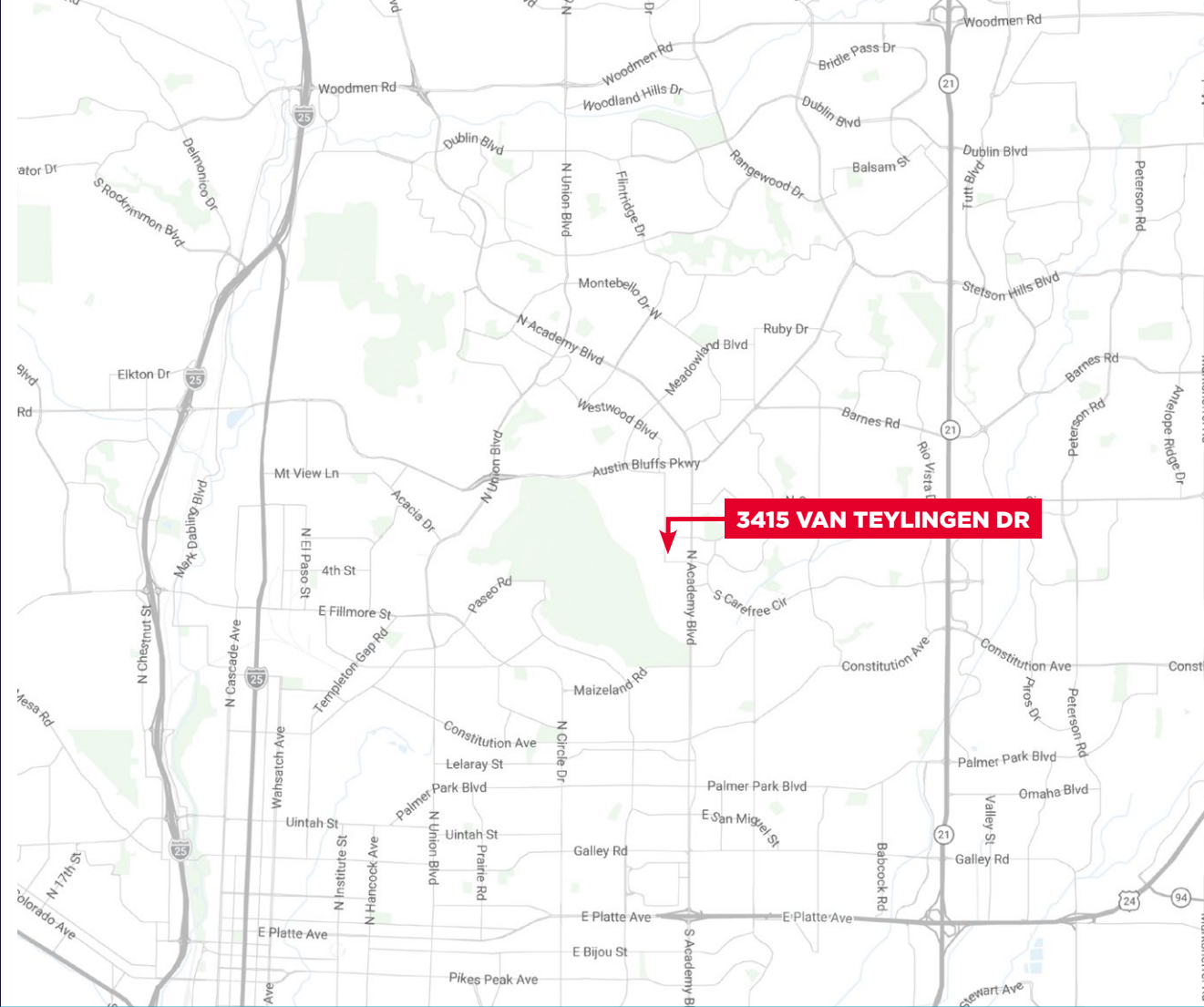
## POPULATION

1 MILE	3 MILES	5 MILES
12,934	114,243	309,817



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$80,613	\$97,513	\$98,500



## DRIVE TIMES



10 Min. | I-25



18 Min. | Downtown COS



18 Min. | Peterson SFB



22 Min. | COS Airport

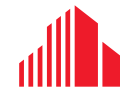
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