

FOR LEASE | 8,160 SF

WAREHOUSE WITH (9) DRIVE-IN DOORS & FENCED YARD



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

1 CARSON CIR
FOUNTAIN, CO 80817



DRIVE-IN ACCESS MEETS FRONT RANGE CONNECTIVITY.

1 Carson Circle offers a functional industrial opportunity in Fountain with direct access to the I-25 corridor. The property features nine drive-in doors, providing excellent loading flexibility for service, distribution, contractor, automotive, and other industrial users.

A fenced yard adds secure outdoor storage for vehicles, equipment, and materials, while the building's location allows for quick connectivity throughout Colorado Springs, Fountain, Pueblo, and the greater Front Range. With efficient interstate access, multiple loading points, and secured yard space, the property is well positioned for users that rely on mobility, storage, and day-to-day operational efficiency.



PARKING RATIO
3.68:1,000 RSF



LEASE RATE
\$12.00 per RSF NNN



BUILDING SIGNAGE
AVAILABLE



POWER
3PHASE



ZONING
INDUSTRIAL



OPERATING EXPENSES
\$3.39 per RSF (2026 Est.)



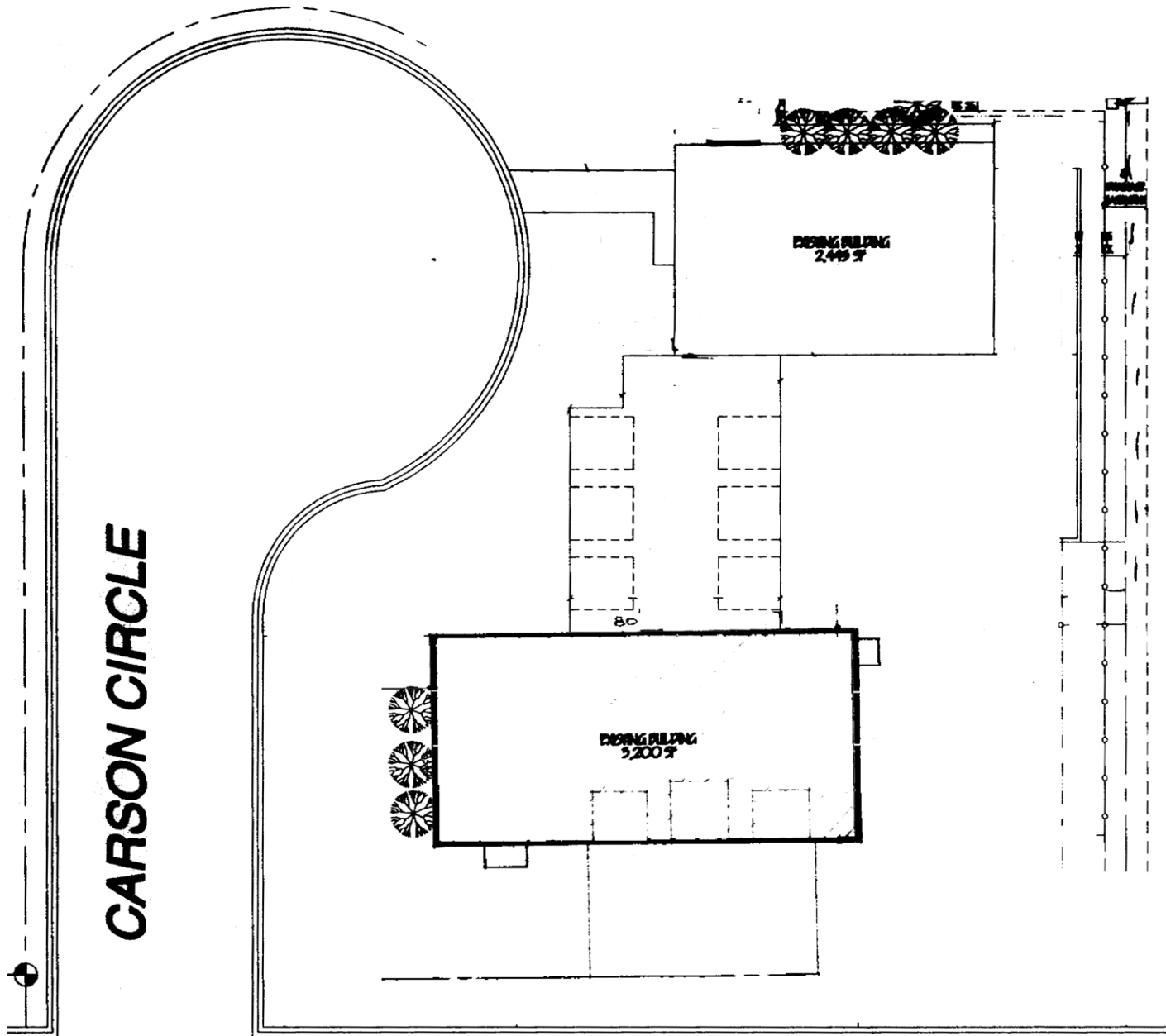
LOADING
(9) DRIVE-IN DOORS

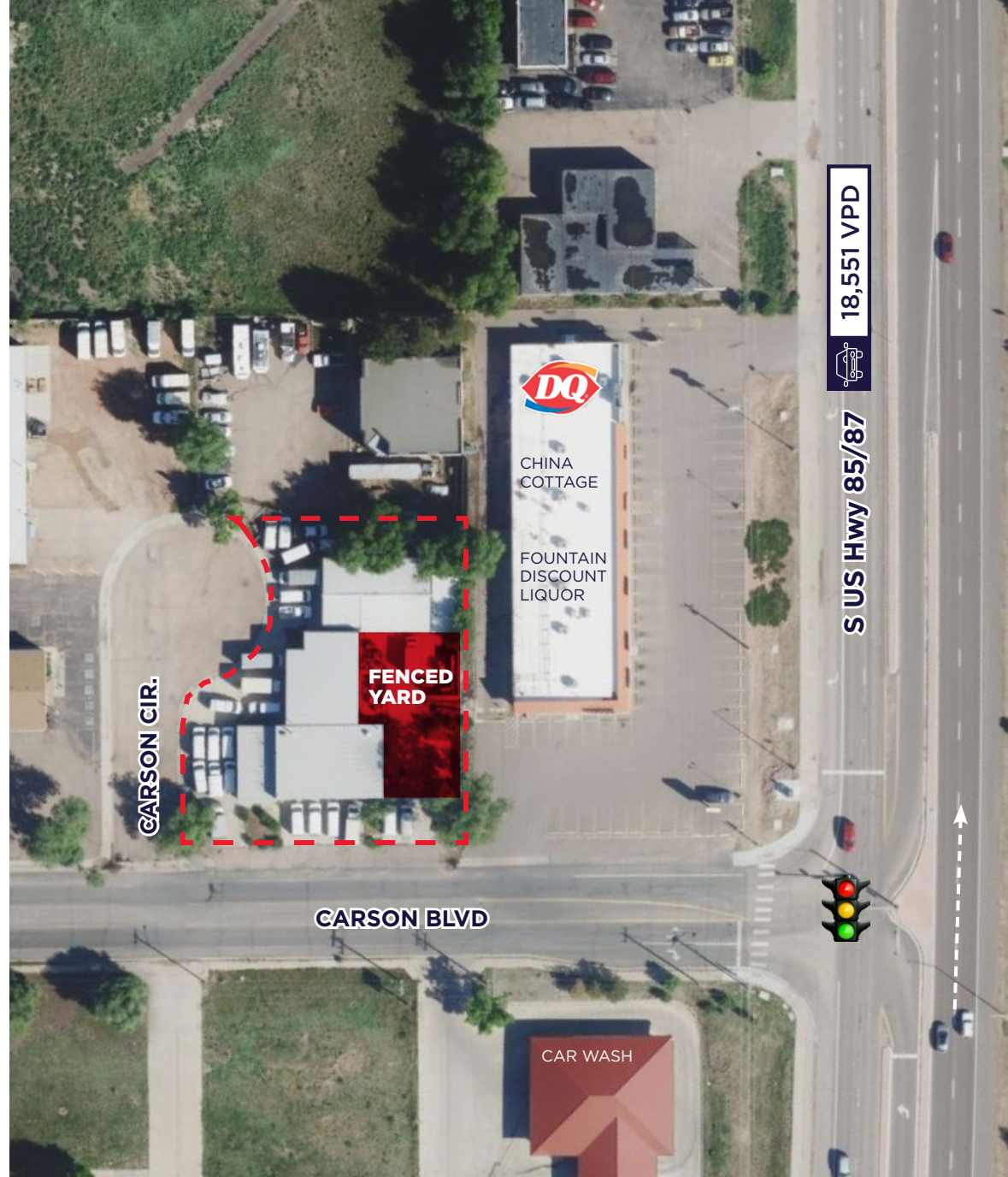
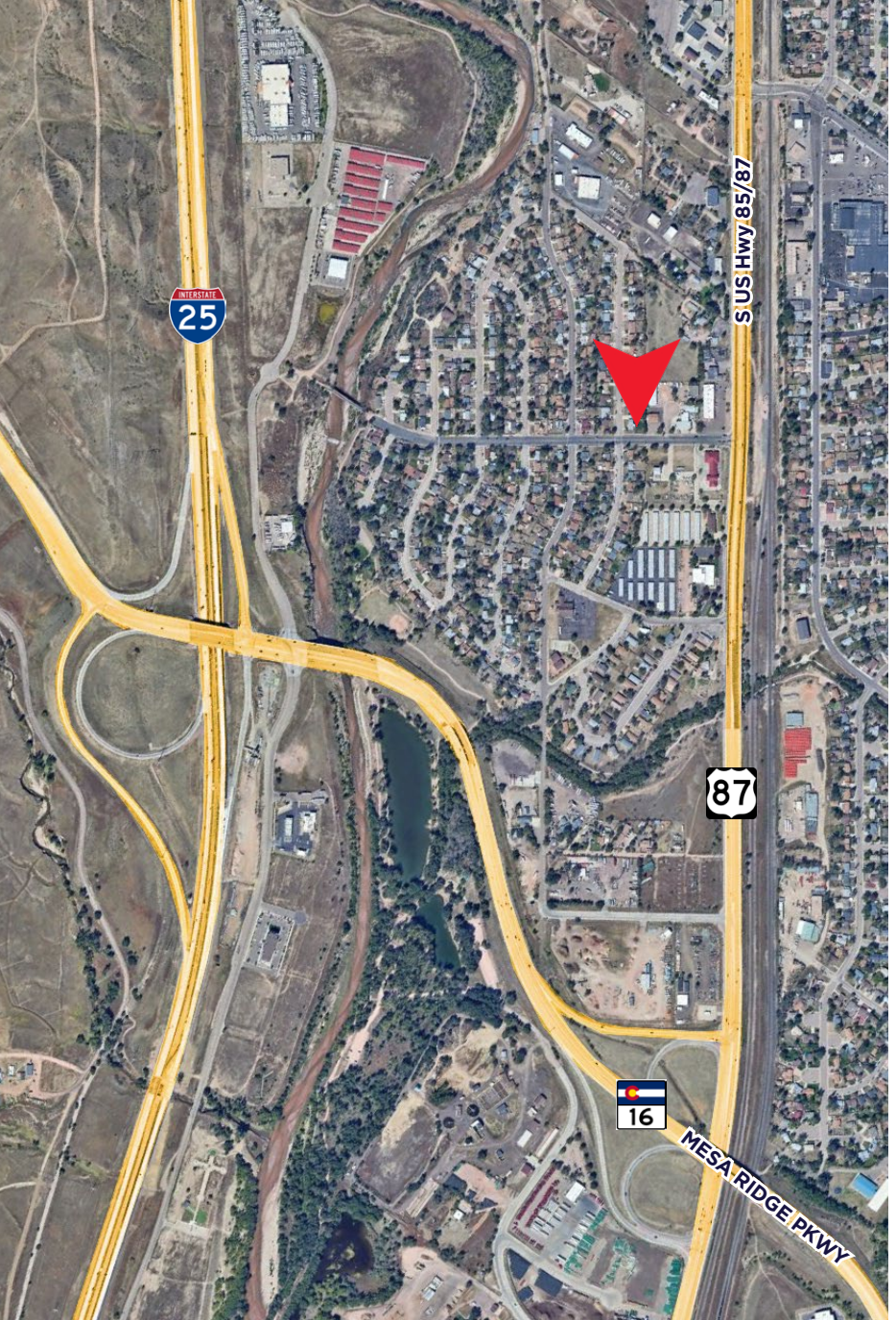


CLEAR HEIGHT
±16 FT

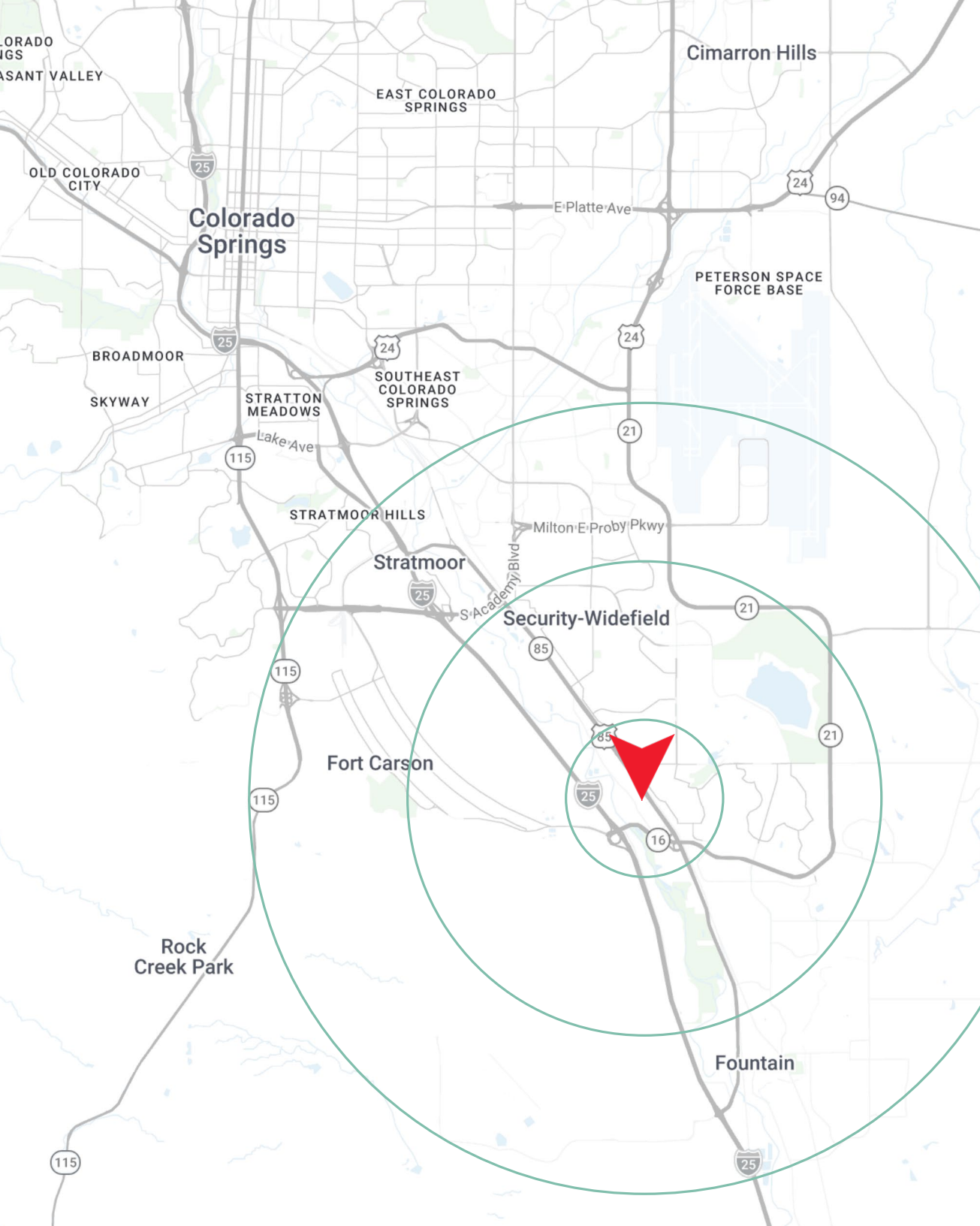
1 CARSON CIR

FOUNTAIN, CO 80817





VICINITY MAP



DEMOGRAPHICS

HOUSEHOLDS



1 MILE	3 MILES	5 MILES
2,819	16,437	37,488

POPULATION



1 MILE	3 MILES	5 MILES
7,920	49,436	121,439

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$89,892	\$100,557	\$97,996



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

CHRIS MYERS

Managing Director

O: +1 719 418 4075

M: 719-650-4627

cmyers@coscommercial.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.