

# FOR LEASE/FOR SALE



# FOR LEASE/FOR SALE WAREHOUSE/OFFICE SPACE

4630 FORGE ROAD, COLORADO SPRINGS, CO 80907



Demographics			
	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2019 Est. Population	6,010	62,477	175,778
<b>Households</b>			
2019 Est. HHs	2,673	27,952	79,124
2019 Est. Avg. HH Income	\$84,975	\$93,119	\$81,647
<b>Drive Times</b>			
	5 Min	10 Min	15 Min
2019 Est. Population	175,778	512,713	648,116
2019 Est. HHs	79,124	205,561	249,767
2019 Est. Avg HH Income	\$81,647	\$85,771	\$89,647

Source: 2019 US Estimate, All Rights Reserved, Alteryx, Inc.



## LEASING INFORMATION

**Available Space:**  
Suite A - 5,952 SF  
Total - 18,386 SF  
**Zoning:** PIP1  
**Lease Rate:** \$9.50/SF  
**NNN Expenses:** \$2.58/SF (2020 est.)

## PROPERTY INFORMATION

**Total SF:** Office/Warehouse - 34,550 SF  
**Land Area:** 2.36 Acres  
**Overhead Doors:** (4) 16'x12'  
**Fenced Yard:** 65' x 60' Available  
**Sale Price:** Contact Broker for Details  
**Ceiling Height:** 11' to 24'  
**Built:** 1997  
**Construction:** Precast Concrete  
**Schedule No:** 7324301033



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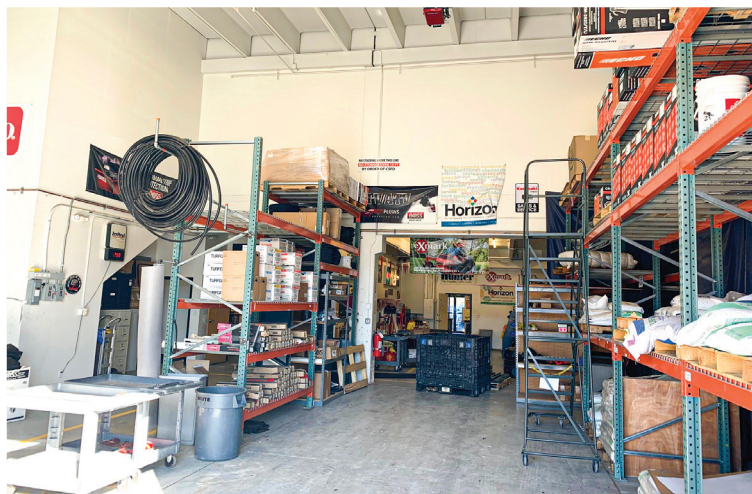
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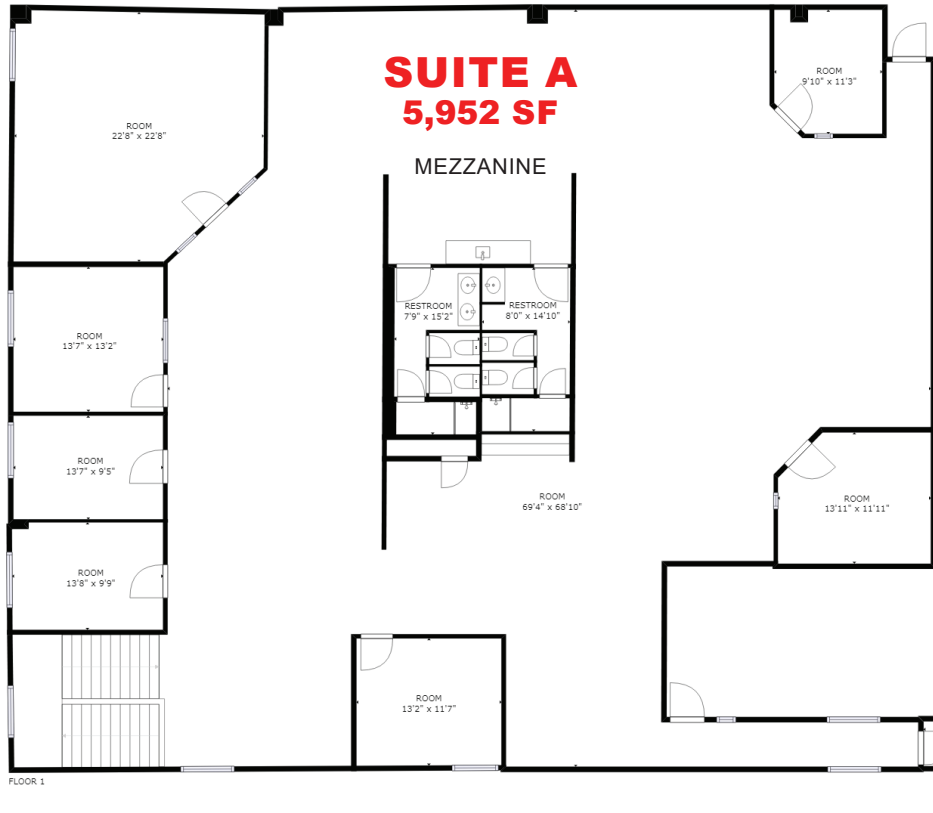
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**AVAILABLE**

**SUITE A  
5,952 SF**

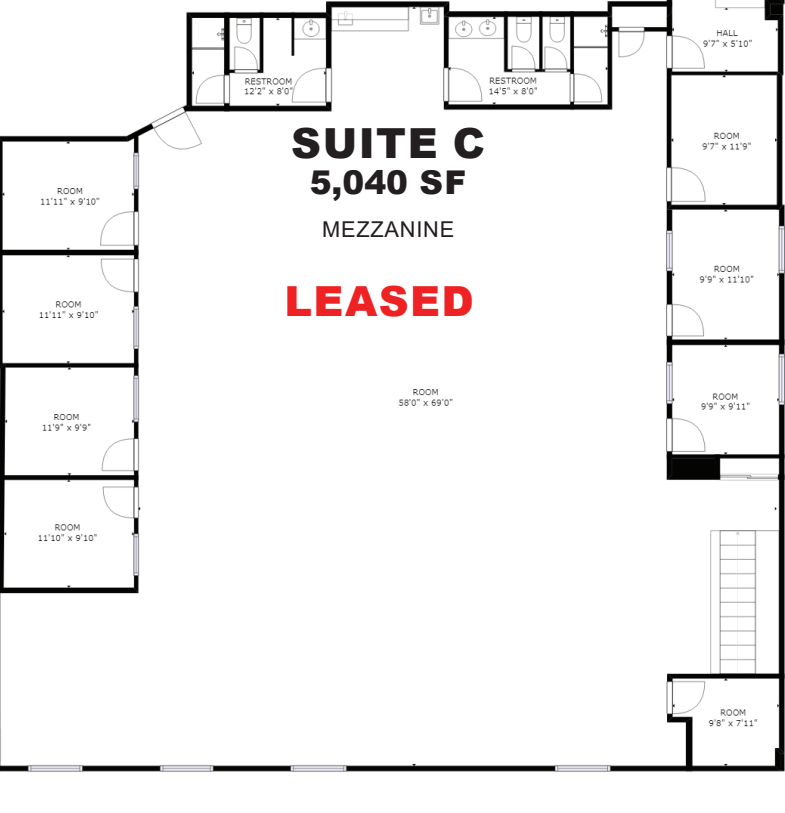
MEZZANINE



**SUITE C  
5,040 SF**

MEZZANINE

**LEASED**



**SUITE C  
7,394 SF**

WAREHOUSE/OFFICE

**LEASED**

