

**FOR LEASE**



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**FOR LEASE**  
**GARDEN OF THE GODS INDUSTRIAL PARK**  
 967-1077 & 1036-1050 ELKTON DRIVE, COLORADO SPRINGS, CO 80907



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**PROPERTY INFORMATION**

**Space Available:** 2,422 SF - 7,221 SF  
**GLA:** 130,593 SF  
**Zoning:** PIP12 and PIP2-H  
**Lease Rate:** \$10.00-\$12.00 NNN  
**NNN Expenses:** \$4.50/SF (2020 est.)  
**Ceiling Height:** 14'-16' Clear  
**Year Built:** 1983-1984  
**Construction:** Concrete Block  
**Tax Schedule No:** 7324301012 and 7324301013

**Demographics**

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2019 Est. Population	6,201	59,523	167,729
<b>Households</b>			
2019 Est. HHs	2,740	26,456	75,395
2019 Est. Avg. HH Income	\$85,587	\$93,866	\$82,147
	5 Min	10 Min	15 Min
<b>Drive Times</b>			
2019 Est. Population	5,436	63,178	232,564
2019 Est. HHs	2,607	28,868	103,474
2019 Est. Avg. HH Income	\$84,162	\$82,060	\$81,454

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

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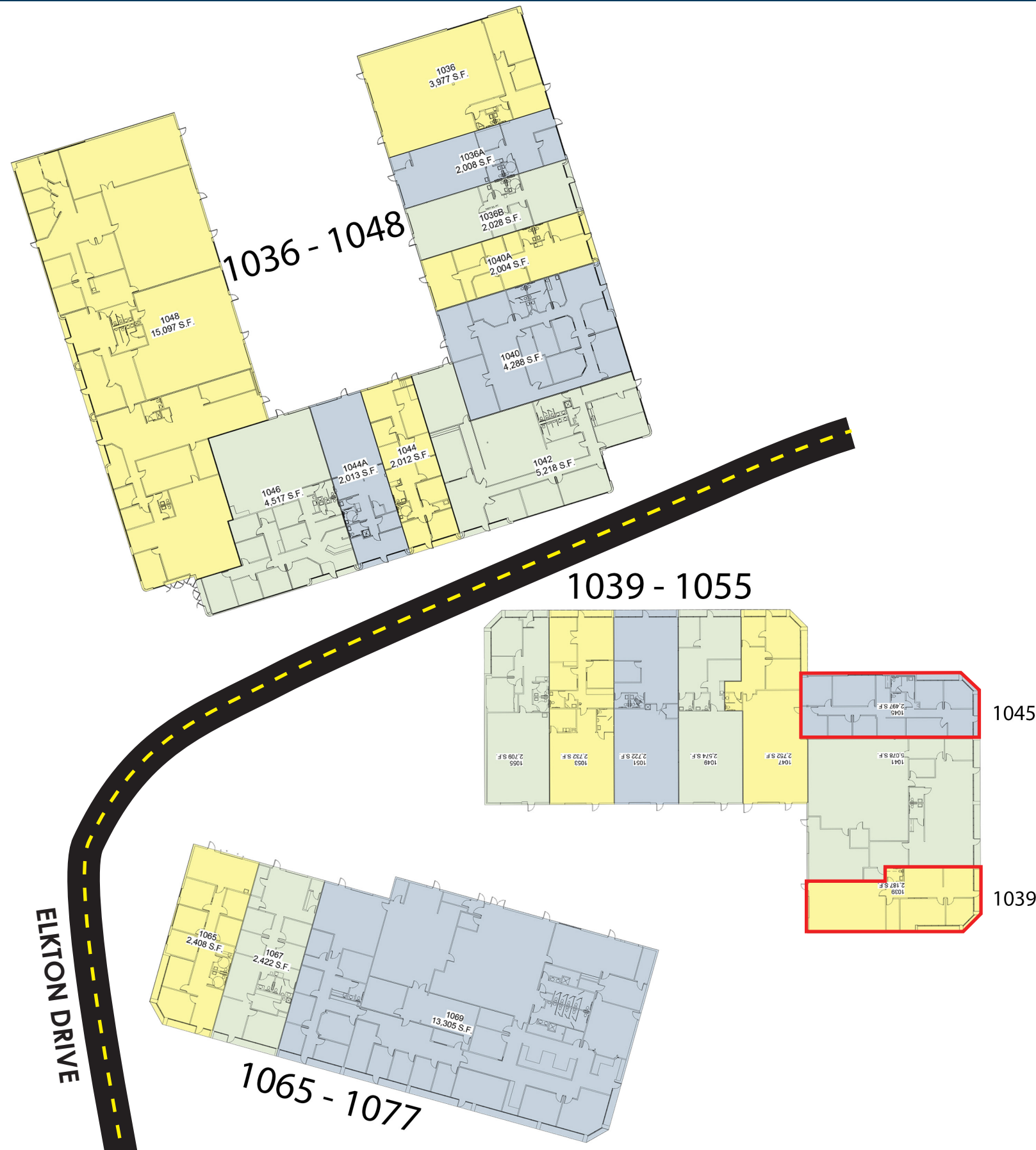
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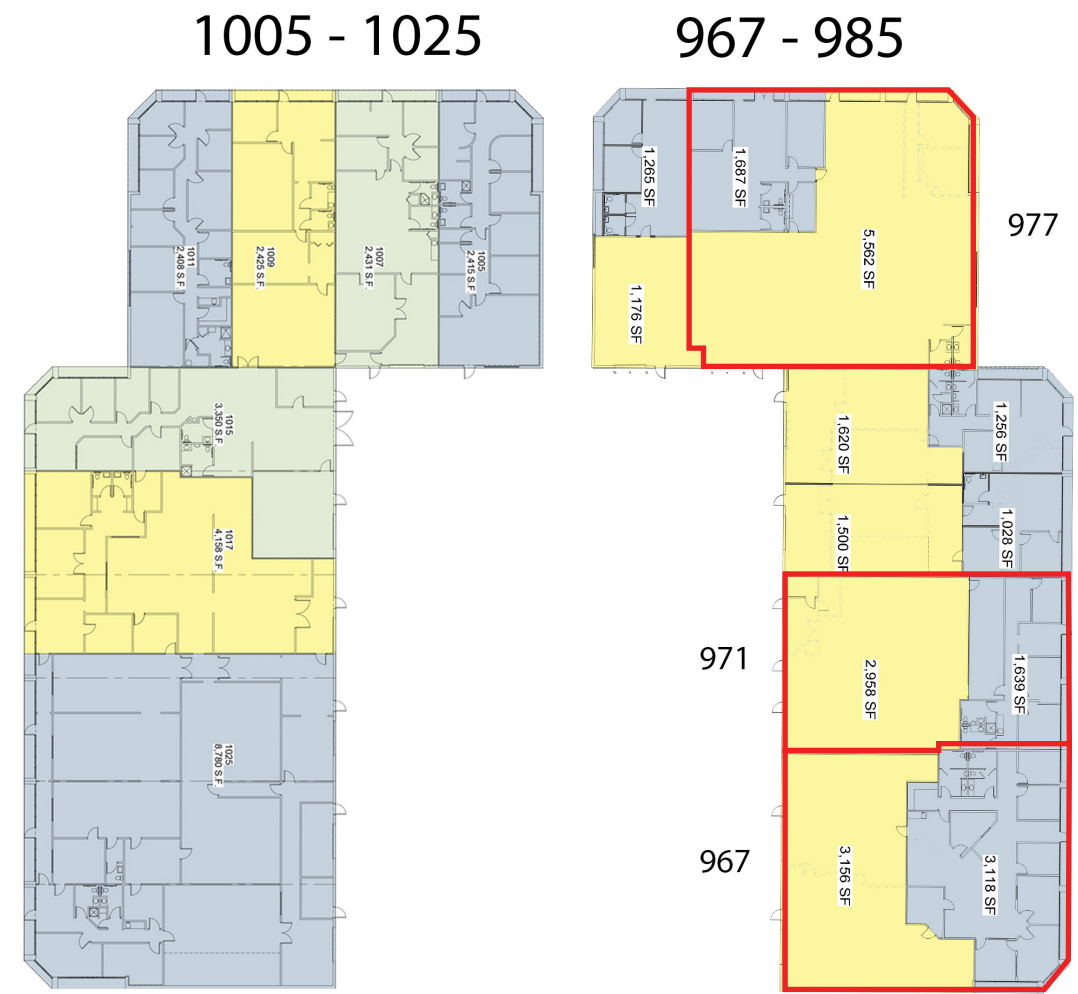
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**AVAILABLE SPACE:**

SUITE	SQUARE FEET	OFFICE/WAREHOUSE
967	6,264	50/50%
971	4,605	40/60%
977	7,221	20/80%
1039	2,187	60/40%
1045	2,497	100/0%



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