

# DOWNTOWN INDUSTRIAL SPACE

FOR LEASE // 110-112 W. Las Vegas Street, Colorado Springs, CO 80903



**cameronbutcher**  
COMMERCIAL REAL ESTATE



## OFFERING SUMMARY

Available SF:	7,500 SF
Lease Rate:	\$7.00 SF/yr (NNN)
Expenses:	\$1.51 PSF ('18 est.)
Zoning:	FBZ-T1

## PROPERTY OVERVIEW

This expansive industrial space has high ceilings, a dock door, offices, a mezzanine and restrooms. This property is conveniently located just south of the Cimarron interchange and minutes from many new downtown apartment complexes, restaurants and the highly anticipated U.S. Olympic Museum. It lies within one of the new opportunity zones and the enterprise zone.

## DEMOGRAPHICS ('18 EST)

	1 MILE	3 MILES	5 MILES
Total Households	3,530	40,047	202,937
Total Population	7,040	85,598	510,520
Median HH Income	\$36,307	\$45,102	\$57,534

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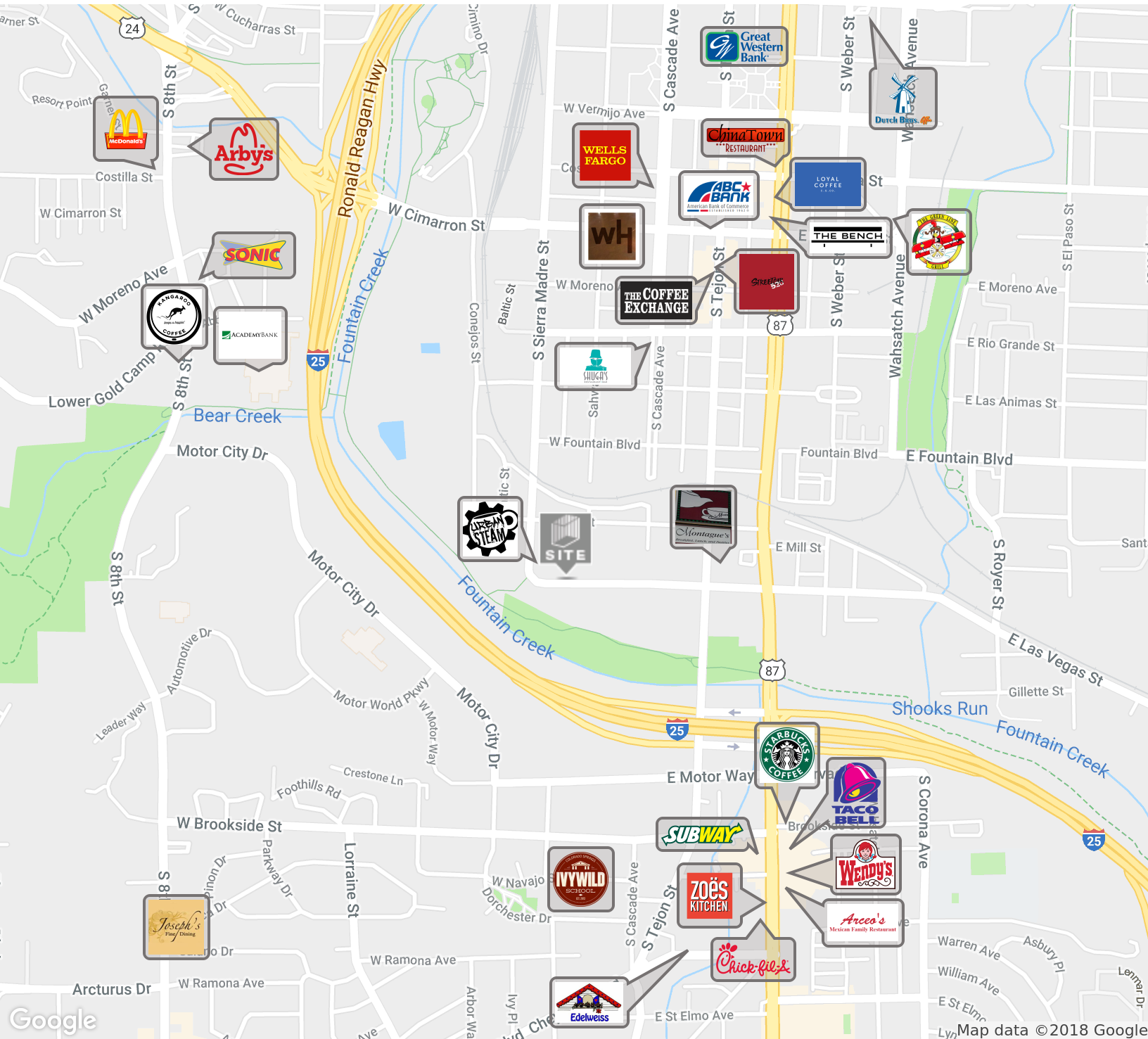
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