

# INDUSTRIAL OUTDOOR STORAGE (IOS) FOR LEASE | 3 TO 22 ACRES



LOT 2  
+/- 3.93 AC

LOT 3  
+/- 2.78 AC

LOT 4  
+/- 4.44 AC

LOT 5  
+/- 3.01 AC

LOT 1  
+/- 2.78 AC



SPACE VILLAGE AVE.

COMMAND VW.

SEC OF SPACE VILLAGE AVE.  
& COMMAND VW.  
COLORADO SPRINGS, CO 80915



# INDUSTRIAL OUTDOOR STORAGE (IOS) FOR LEASE | 3 TO 22 ACRES

## SEC OF SPACE VILLAGE & COMMAND VIEW

### PROPERTY OVERVIEW

Size Available:	3-22 Acres
Yard:	Fully secured (Landlord to install)
Surface:	Recycled asphalt or equivalent (Landlord to install)
Zoning:	I-3
Lease Rate:	Contact Broker
Opex (est. 2024):	TBD



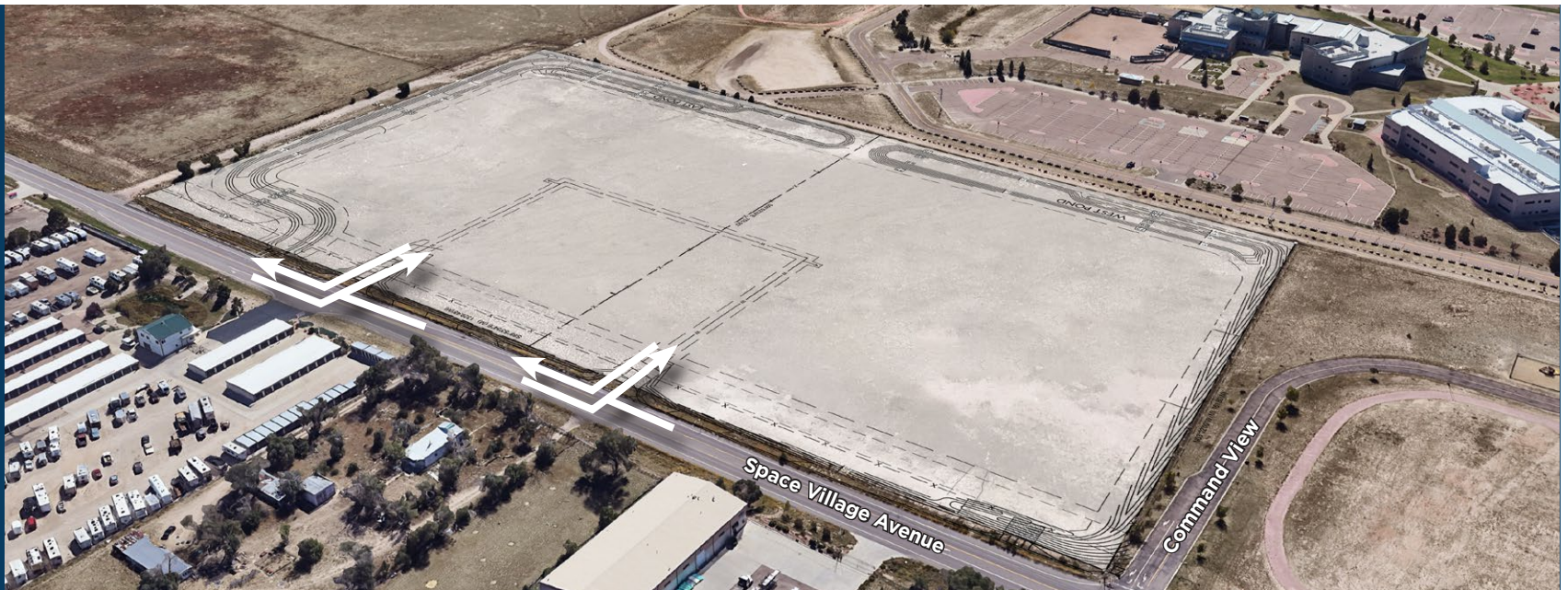
### PROPERTY HIGHLIGHTS

- Great location near Peterson Air Force Base and Colorado Springs Airport
- I-3 Heavy Industrial Zoning
- Yard size can be customized

### PROPERTY FEATURES

- Fencing 8' tall
- Fully lit yard areas
- Electricity available to tenant use
- Fire hydrants included
- Stubbed water
- Sewer is possible
- No natural gas

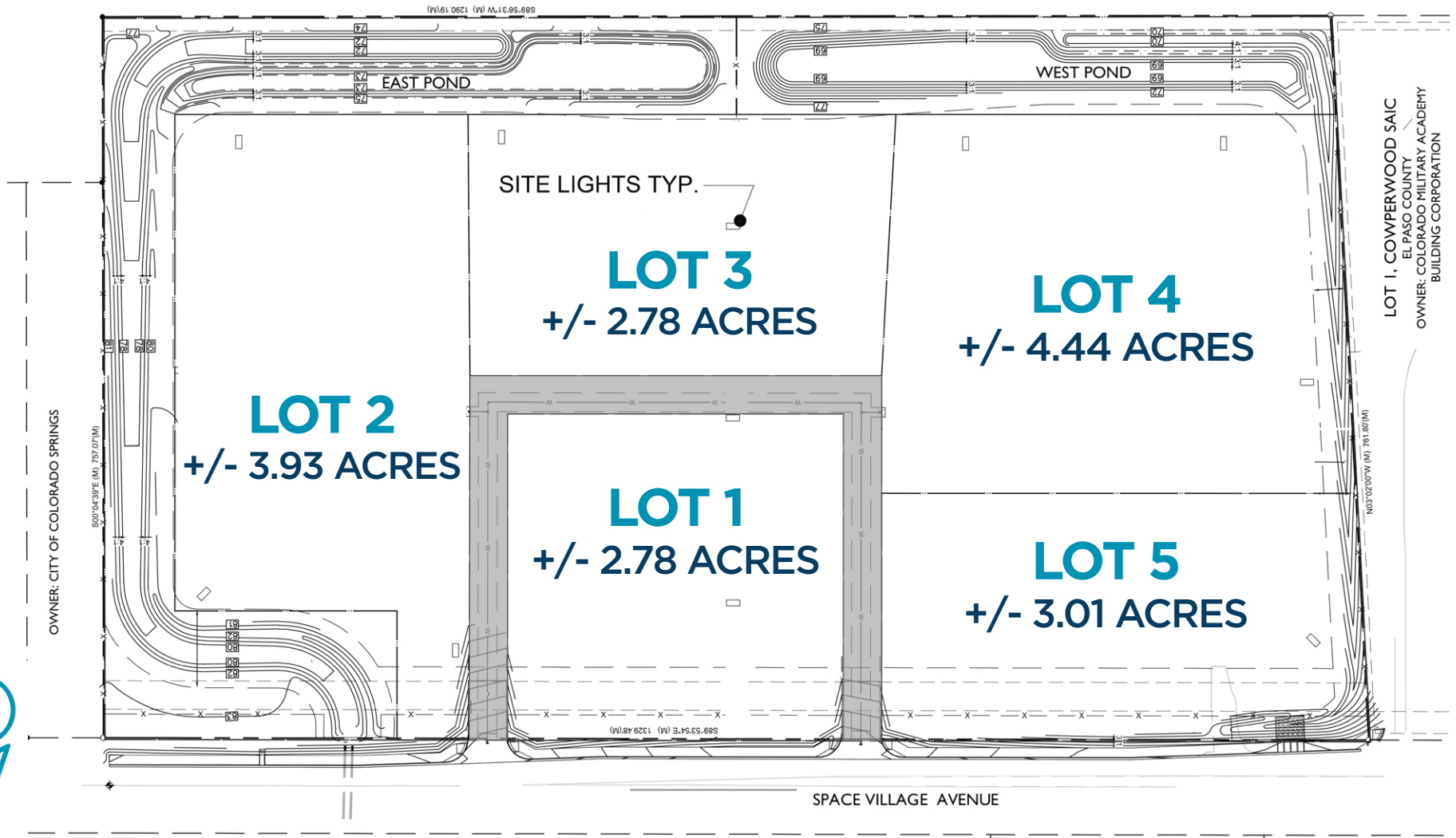
ACCESS



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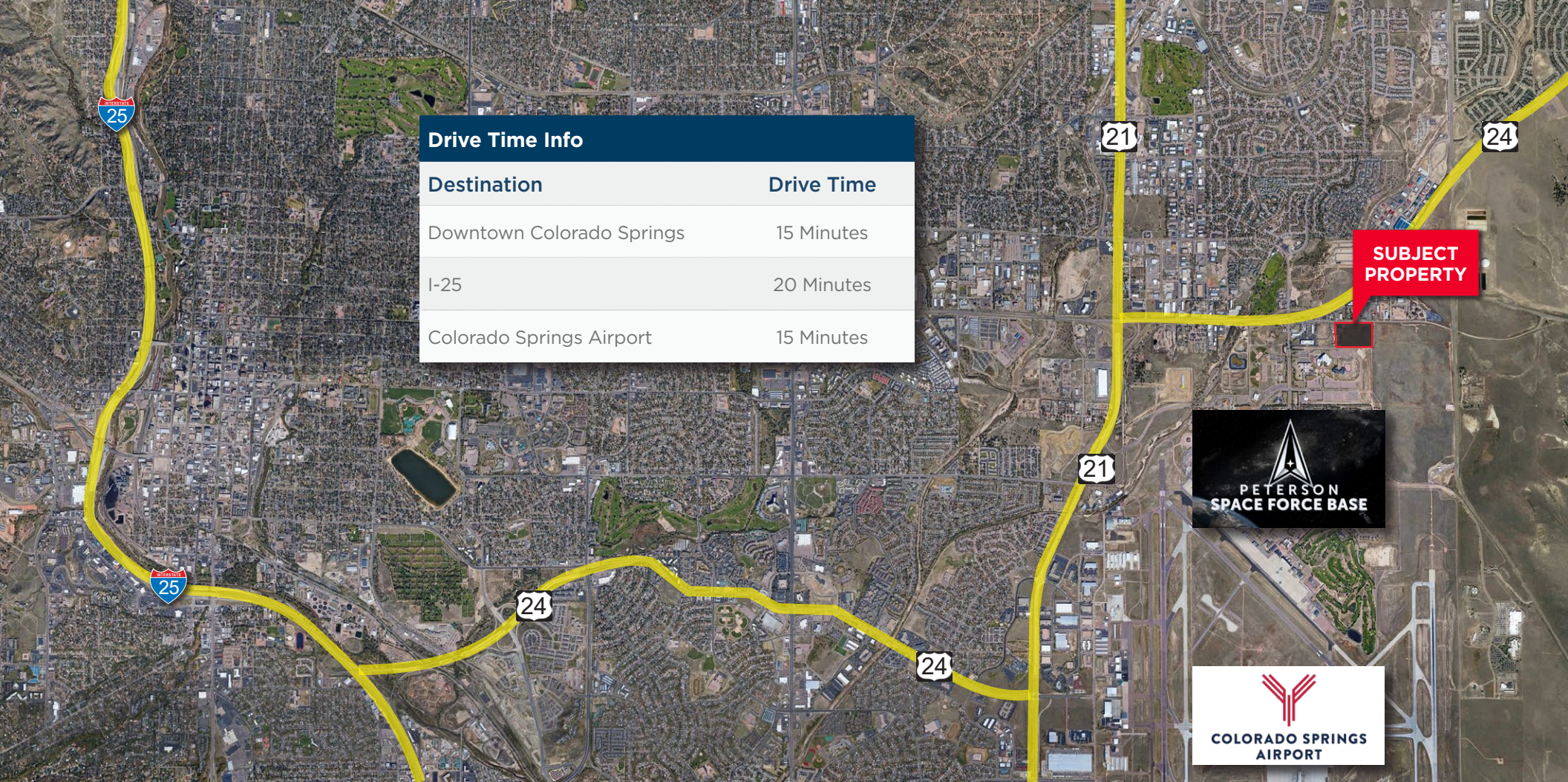
SEC OF SPACE VILLAGE & COMMAND VIEW

## SITE PLAN



LOT 1, COWPERWOOD SAIC  
EL PASO COUNTY  
OWNER: COLORADO MILITARY ACADEMY  
BUILDING CORPORATION

SPACE VILLAGE AVENUE



### Drive Time Info

Destination	Drive Time
Downtown Colorado Springs	15 Minutes
I-25	20 Minutes
Colorado Springs Airport	15 Minutes

**SUBJECT PROPERTY**



## FOR MORE INFORMATION, CONTACT:

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