

WAREHOUSE SPACE FOR LEASE

2208 Bott Ave, Unit C

COLORADO SPRINGS, CO



PROPERTY SUMMARY

SPACES FOR LEASE:

Available December 31, 2026

	Square Feet	Monthly Rent \$11.00/SF	NNNs \$3.75/SF	Monthly Total (excl. util)
Suite C	4,220 SF	\$3,868	\$1,319	\$5,187

YEAR BUILT / RENOVATED: 1972 / 2017

ZONING: LI CU / WUI-O

PARKING: Gated, Surface Lot

- Overhead Doors
- 11.5' Ceilings
- 220 AMP Single Phase Power
- Accessible to I-5 and HWY 24
- Fenced Lot & Additional Storage Available

DEMOGRAPHICS SUMMARY

DRIVE TIME - MINUTES:

	5 MIN	10 MIN	15 MIN
2024 Est. Population	14,339	76,799	215,169
2024 Est. HHs	6,788	35,699	92,941
2024 Est. Avg. HH Income	\$105,124	\$99,919	\$96,188

RADIUS - MILES:

	1 MILE	3 MILES	5 MILES
2024 Est. Population	11,047	59,352	141,699
2024 Est. HHs	5,321	27,853	64,870
2024 Est. Avg. HH Income	\$93,098	\$106,324	\$99,744

Source: Esri (2024), Esri-Data Axle, U.S. Census Bureau



**Craddock
Commercial**
Real Estate LLC

Mike or Matt Craddock

mike@craddockcommercial.com

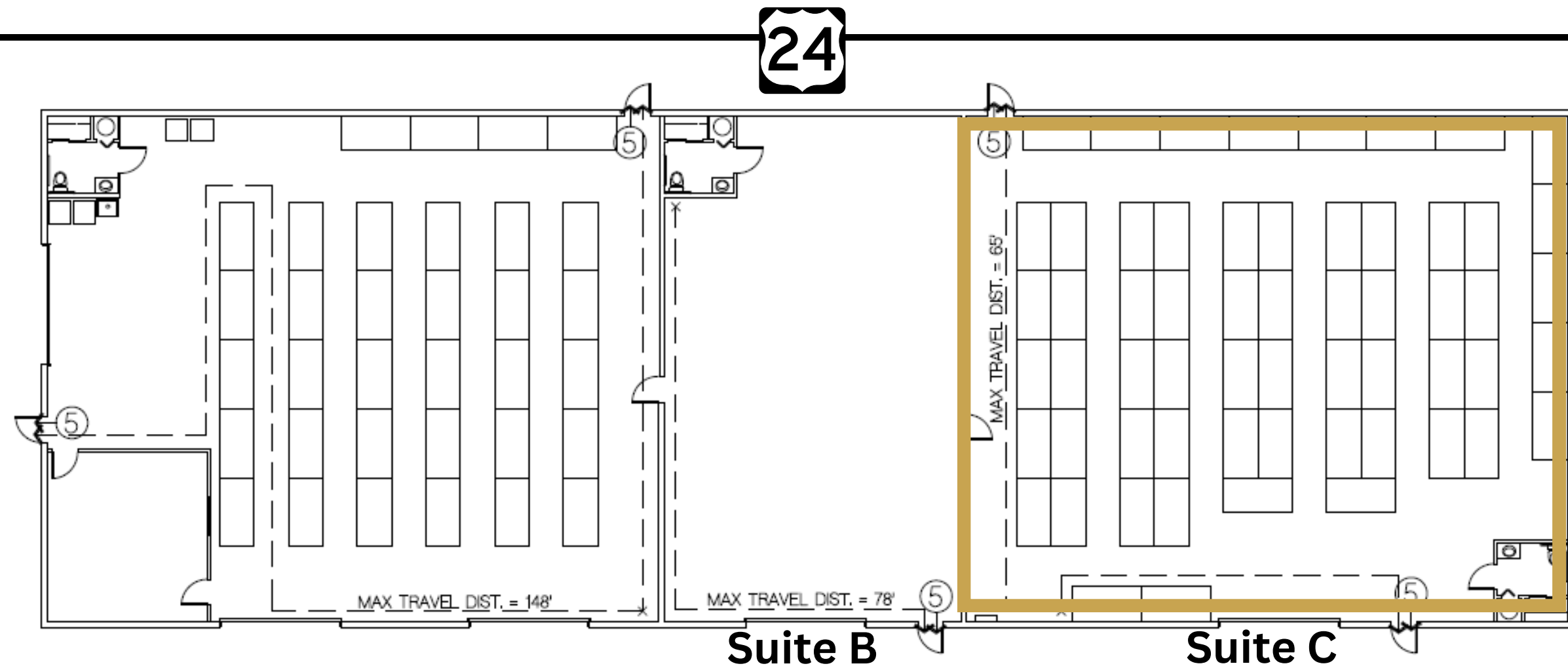
matt@craddockcommercial.com

719.630.2233 | craddockcommercial.com

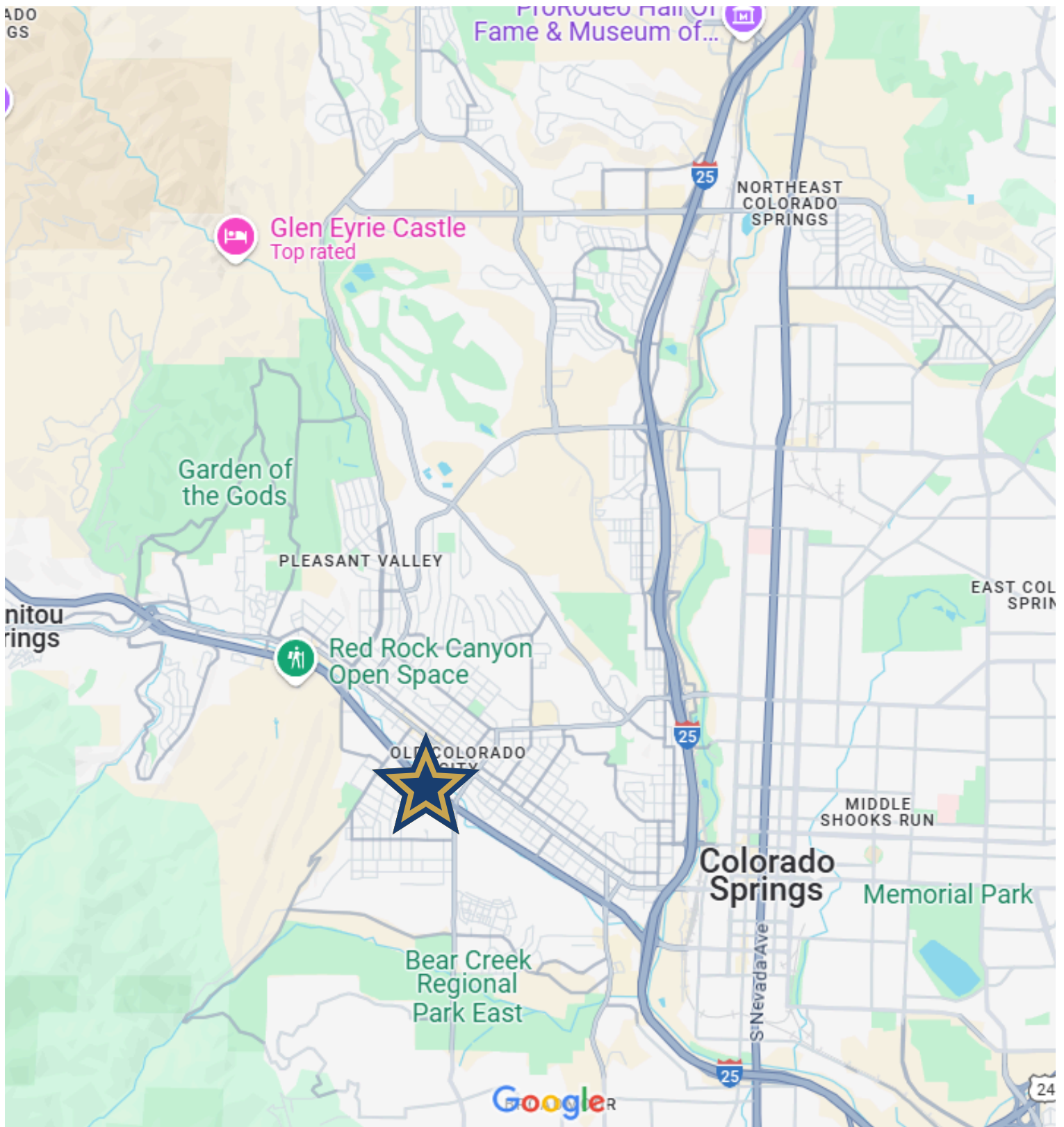
SITE PLAN

WAREHOUSE SPACE FOR LEASE
2208 Bott Avenue Colorado Springs, CO





SURROUNDING AREA



337 E. Pikes Peak Ave | Suite 200
Colorado Springs, CO 80903
719.630.2233 • craddockcommercial.com

Mike or Matt Craddock
mike@craddockcommercial.com
matt@craddockcommercial.com