

SPACE FOR LEASE

7,000 SF

5930 PAONIA COURT
COLORADO SPRINGS - CO

INDUSTRIAL OUTDOOR STORAGE

RENEE NEWLAND *Director*

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navpoint

PROPERTY OVERVIEW

PROPERTY ADDRESS	5930 Paonia Court, Colorado Springs, CO, USA
PROPERTY TYPE	Industrial
ZONING	I-2 CAD-0
SF AVAILABLE	7,000 sf industrial 2,500 sf office (office and mezzanine) 4,500 sf warehouse
CLEAR HEIGHT	17'
NUMBER OF GRADE LEVEL DOORS	2
LEASE RATE	\$15.00/SF/YR NNN
YEAR BUILT	1981

- Fully fenced and secured 1-acre lot
- Zoned for Industrial Outdoor Storage
- Drive-around access for large equipment/trucks
- Newly renovated office space
- Additional storage or office in mezzanine
- Close to airport industrial submarket

5930 PAONIA CT



LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	10,336	94,780	263,380
2025 Estimate	9,915	91,312	202,894
Growth 2025-2030	4.2%	3.8%	3.4%
Average Age	37	38	37
Average Household Income	\$74,800	\$89,400	\$92,300
BUSINESS			
Labor Force	4,863	43,733	124,206
Workday Population	14,732	87,221	202,894



LOCATION OVERVIEW



75,680
VEHICLES
PER DAY



Powers Blvd

6,618
VEHICLES
PER DAY



Paonia Ct

15,153
VEHICLES
PER DAY



Galley Rd

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