

WAREHOUSE SPACE FOR LEASE
709B Nichols Blvd
 COLORADO SPRINGS, CO



PROPERTY SUMMARY

	Square Feet	Monthly Rent \$10.00/SF	NNNs \$3.25/SF	Monthly Total
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709B:	8,375	\$6,979.17	\$2,268.23	\$9,247.40
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2026 Est. Expenses (NNNs)	\$2,268.23/MO (3.25/SF)			
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YEAR BUILT / RENOVATED:	1971/2017			
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ZONING:	LI			
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PARKING:	Perimeter of Building			
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- Large shell-warehouse space with 2, 12'x10' overhead doors
- 2,000 SF of additional mezzanine space
- NEW fire suppression throughout building

PROPERTY SUMMARY

DRIVE TIME - MINUTES:

	5 MIN	10 MIN	15 MIN
2024 Est. Population	15,476	89,385	270,063
2024 Est. HHs	7,032	40,513	118,066
2024 Est. Avg. HH Income	\$93,556	\$97,585	\$103,724

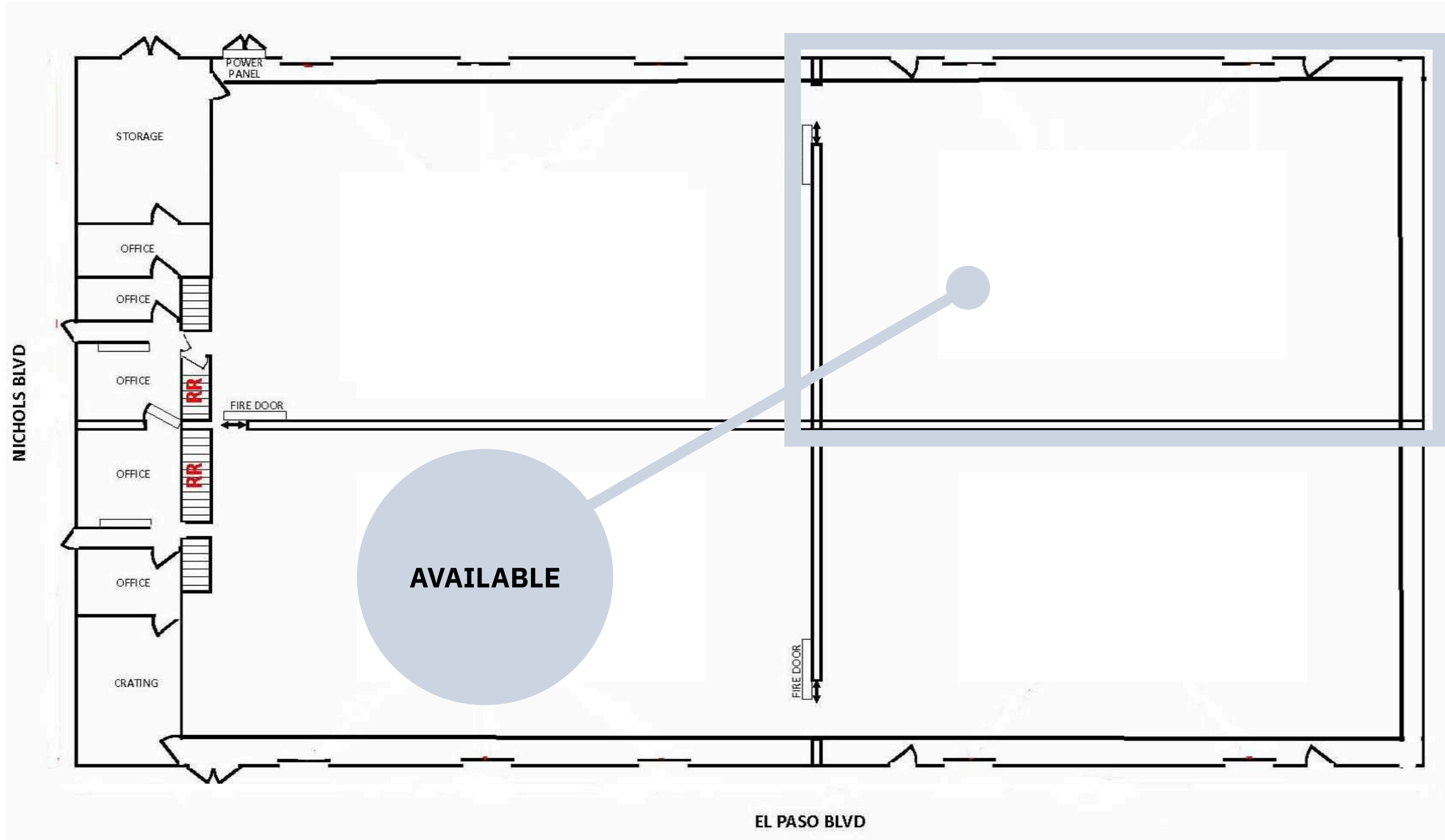
RADIUS - MILES:

	1 MILE	3 MILES	5 MILES
2024 Est. Population	11,459	87,379	247,666
2024 Est. HHs	5,124	39,281	108,701
2024 Est. Avg. HH Income	\$83,986	\$101,739	\$101,995

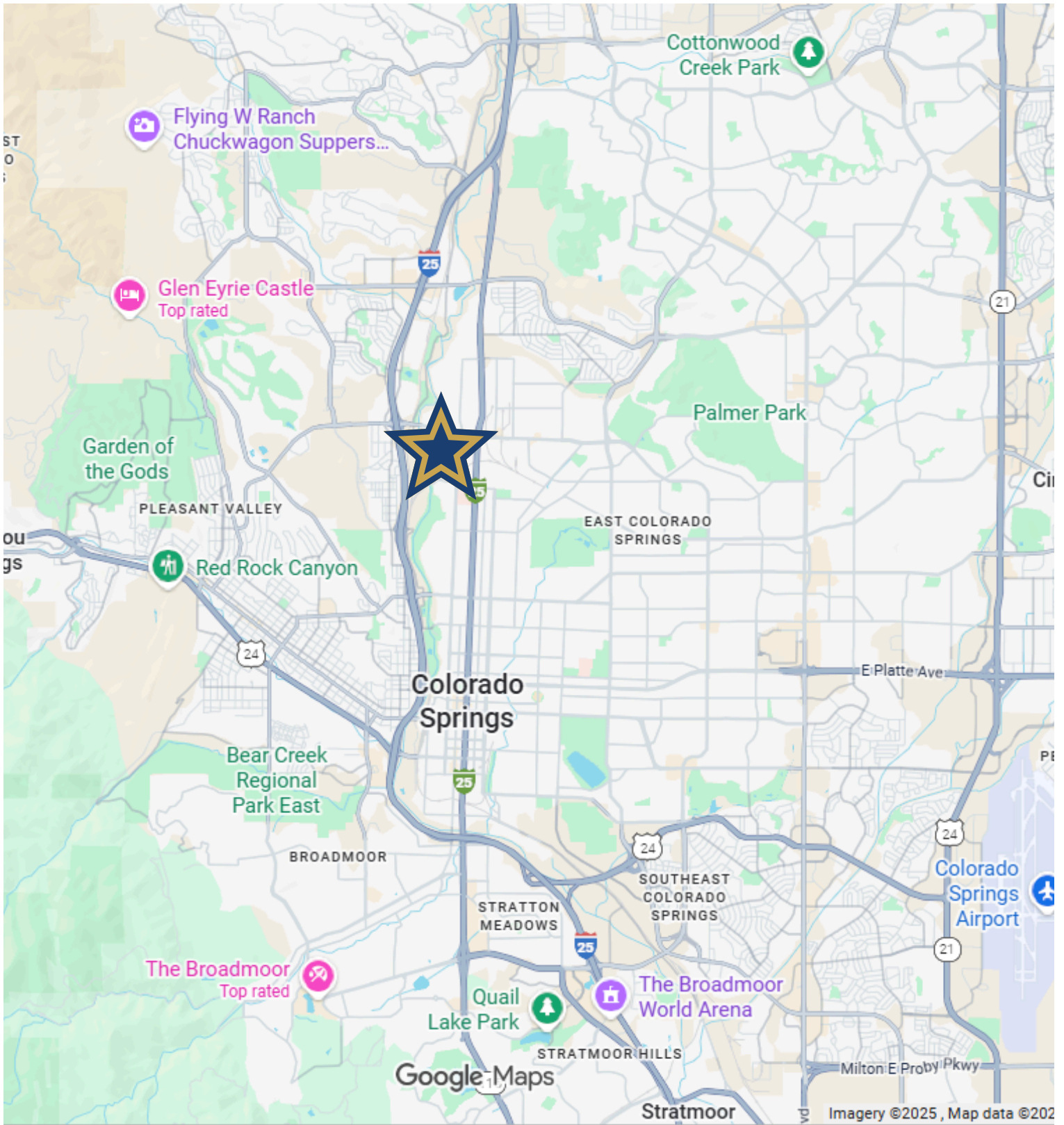
Source: Esri (2024), Esri-Data Axle, U.S. Census Bureau



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SURROUNDING AREA



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