

FLEX INDUSTRIAL FOR LEASE

\$12.50/SF NNN

2938 JANITELL RD

COLORADO SPRINGS - CO



RENEE NEWLAND *Director*

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navpoint

PROPERTY OVERVIEW

PROPERTY ADDRESS 2938 Janitell Road, Colorado Springs, CO, USA

PROPERTY TYPE Industrial, Flex

ZONING BP

AVAILABLE SF 2,533 SF

SITE SIZE .92 Acres

CLEAR HEIGHT 16'

LEASE RATE \$12.50/SF/YR NNN

YEAR BUILT 1984

- Excellent I-25 Exposure
- 14' Drive-in Door
- 16' Clearance
- Close to World Arena and Fort Carson



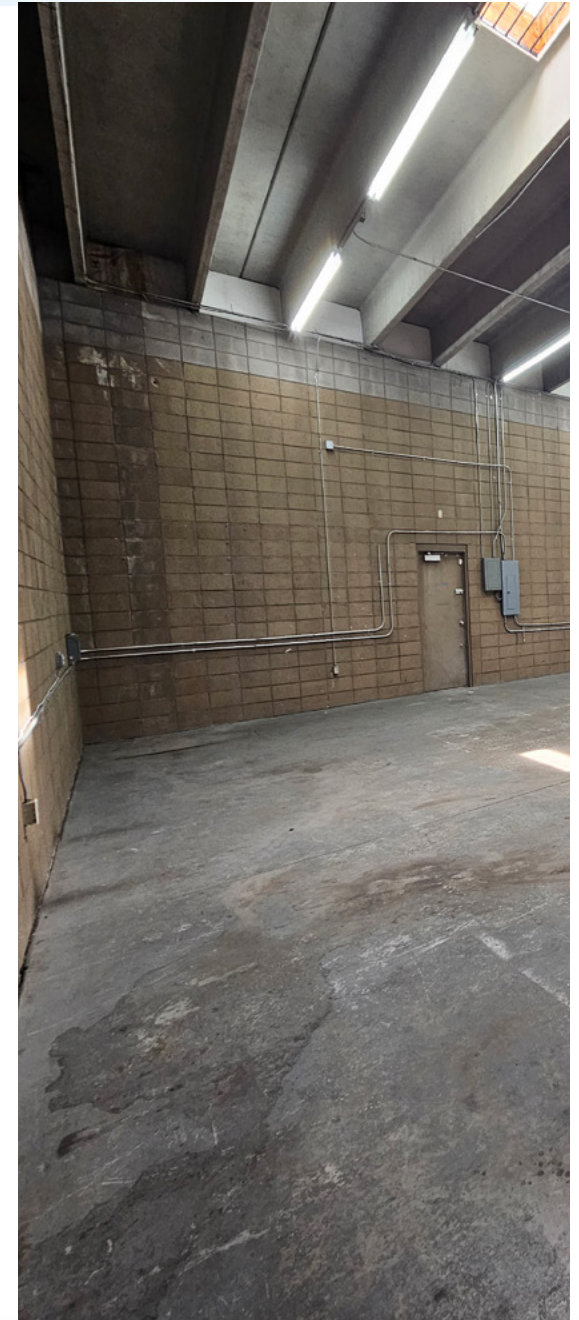
AERIAL



2938 Janitell Rd



LOCATION OVERVIEW



DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|----------|----------|----------|
| 2030 Projection | 5,995 | 198,085 | 216,385 |
| Current Year | 5,904 | 87,131 | 220,890 |
| Growth 2026-2030 | 1.541% | 2.794% | 2.915% |
| Average Age | 39 | 36 | 36 |
| Average Household Income | \$64,500 | \$66,400 | \$72,300 |
| BUSINESS | | | |
| Labor Force | 2,901 | 45,344 | 100,891 |
| Workday Population | 8,213 | 87,131 | 220,890 |



LOCATION OVERVIEW

65,405
VEHICLES
PER DAY



S CIRCLE DR

ULTA



KOHL'S



25

SITE



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