

# LOWER LEVEL SPACE FOR LEASE

6121 N Academy Boulevard, Colorado Springs, CO 80918



## OVERVIEW

This clean lower level flex warehouse sits right on the corner of North Academy and Lehman. The main tenant is a strong World of Tile location, driving traffic to the property. The unit is 9,080 square feet, has a dock high overhead door, showroom, offices and the possibility of signage on North Academy. The unit has 3 phase power @ 400 amps and could be upgraded to 1,200 amps. Please call for more information and to schedule a private tour.

## HIGHLIGHTS

- Clean lower level flex warehouse
- World of Tile drives traffic
- Building 9,080 SF
- Built in 1979
- Dock high overhead door
- 3 phase power @ 400 amps
- Corner of N. Academy and Lehman



Available SF:

9,080 SF



Lease Rate:

\$4.95 SF/yr (NNN)



Lot Size:

0.86 Acres



Zoning:

C5

## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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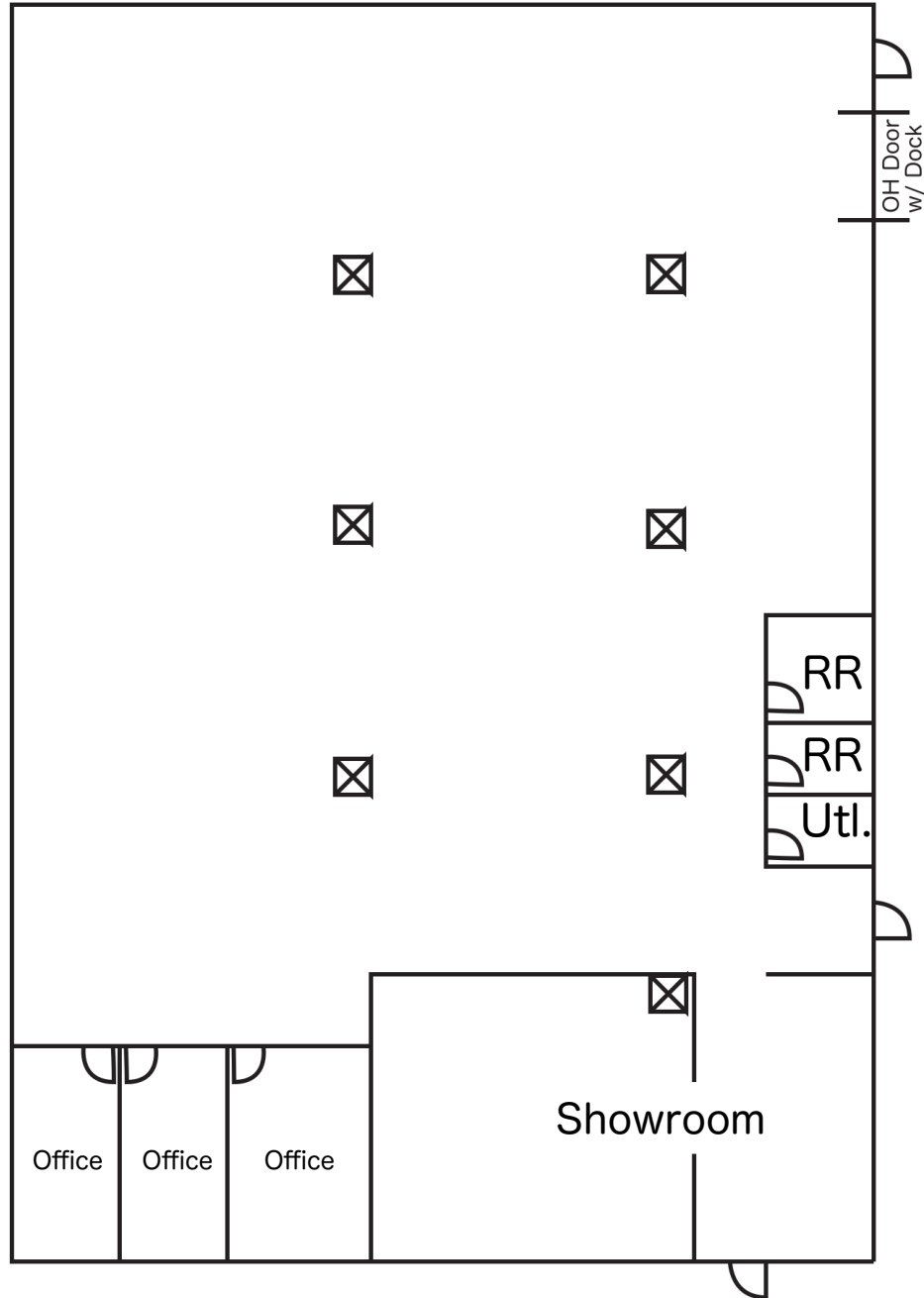
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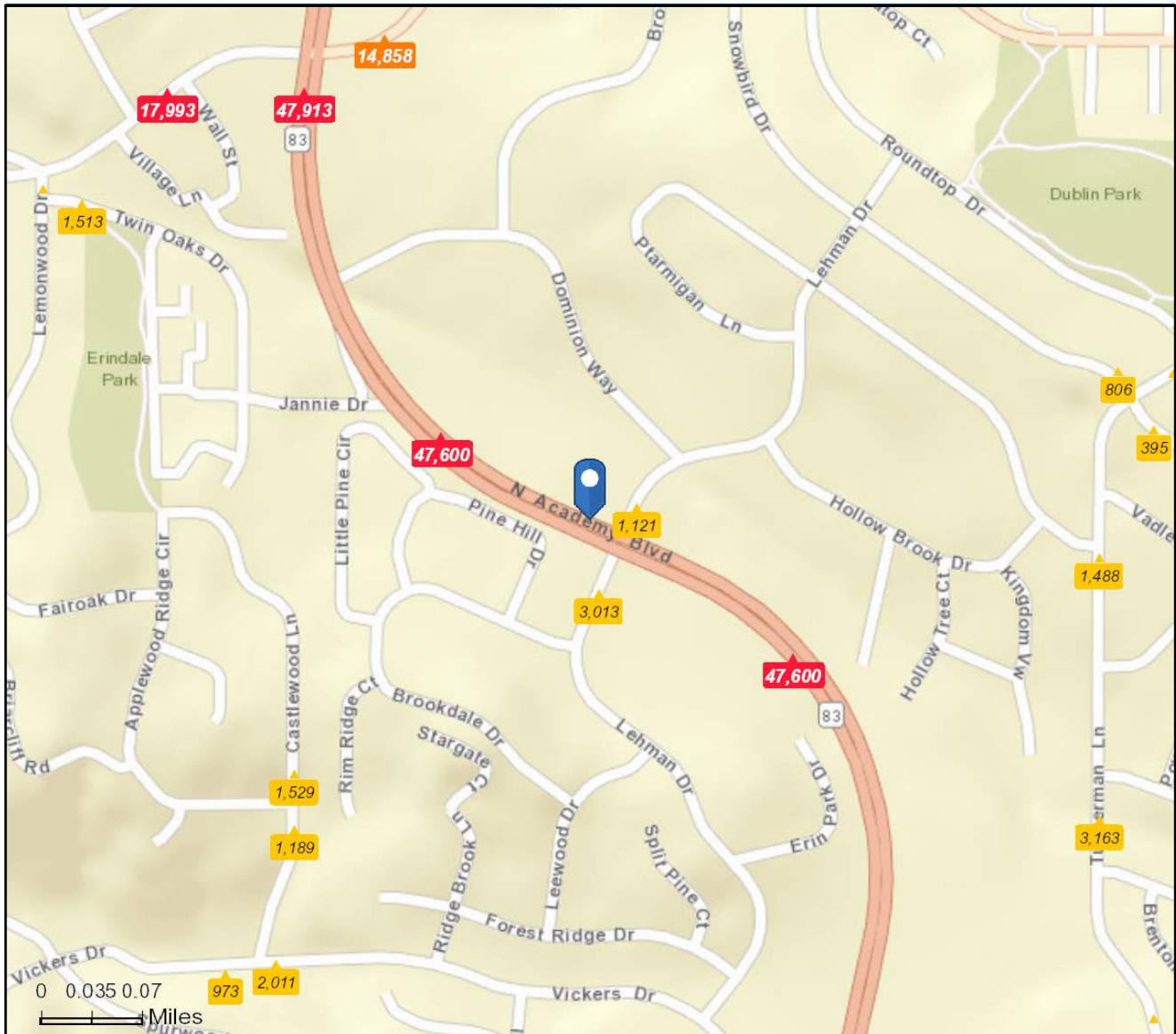
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Source: ©2017 Kalibrate Technologies

#### Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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