

OFFICE/WAREHOUSE FOR LEASE

7363 MCCLAIN POINT, COLORADO SPRINGS, CO 80915



PROPERTY INFORMATION

Available Space: 3,850 SF - 7,700 SF

Lease Rate: \$10.00/PSF + NNN

2020 Estimated NNN Expenses: \$4.50

Building Size: 15,400/SF

Power: 200(A) 3(P)

Doors: 14' X 14' OHD

Ceiling: 18' Clear Height

Zoning: CS (Commercial Service)

Comments:

- Suite includes office, restroom & open warehouse
- Warehouse temperature controlled
- Located close to the rapidly growing Powers corridor in NE Colorado Springs
- Great access to major highways
- Ample parking & drive-around access

Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------|----------|----------|----------|
| Population | | | |
| 2019 Est. Population | 9,163 | 44,698 | 167,620 |
| Households | | | |
| 2019 Est. HHs | 3,518 | 16,524 | 64,918 |
| 2019 Est. Avg. HH Income | \$59,303 | \$75,677 | \$79,739 |
| | 5 Min | 10 Min | 15 Min |
| Drive Times | | | |
| 2019 Est. Population | 4,834 | 65,183 | 215,640 |
| 2019 Est. HHs | 1,708 | 24,373 | 85,279 |
| 2019 Est. Avg HH Income | \$59,844 | \$65,199 | \$67,778 |

Source: 2019 US Estimate, All Rights Reserved, Alteryx, Inc.

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