



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

# 625 N MURRAY BLVD

COLORADO SPRINGS, CO 80915

**PRICE REDUCED!**  
**\$5.20/SF WAREHOUSE**



**FOR LEASE**

**5,000 SF COVERED  
OUTDOOR STORAGE  
AVAILABLE FOR LEASE**

**FOR LEASE | 5,240 - 10,480 RSF WAREHOUSE WITH SECURED ACCESS**

# 625 N MURRAY BLVD FOR LEASE | 5,240-10,480 RSF WAREHOUSE

COLORADO SPRINGS, CO 80915



**10,480 SF**  
BUILDING SIZE



**\$5.20** ~~\$6.50~~ PER RSF NNN  
LEASE RATE

**VALUE PRICED STORAGE SPACE  
AVAILABLE ON PLATTE AVENUE.**



**5,240 - 10,480 SF**  
AVAILABLE SPACE



**\$1.21 PER RSF NNN**  
EXPENSES (2026 Est.)

Situated along Platte Ave and Powers Blvd, this 10,840 SF Industrial space provides secure storage space at a low price. Priced As-Is, the space does not have office or restrooms and provides secure storage with three overhead drive-in doors. The lot is secured and tenant will have 24-7 access via access card to the gate of the secured lot. The location provides easy access to all areas of Colorado Springs and there is additional covered, outdoor storage if needed. Please inquire with brokers.



**1998**  
YEAR BUILT



**(3) 10X10  
DRIVE-IN OHD  
LOADING**



**16'**  
CLEAR HEIGHT

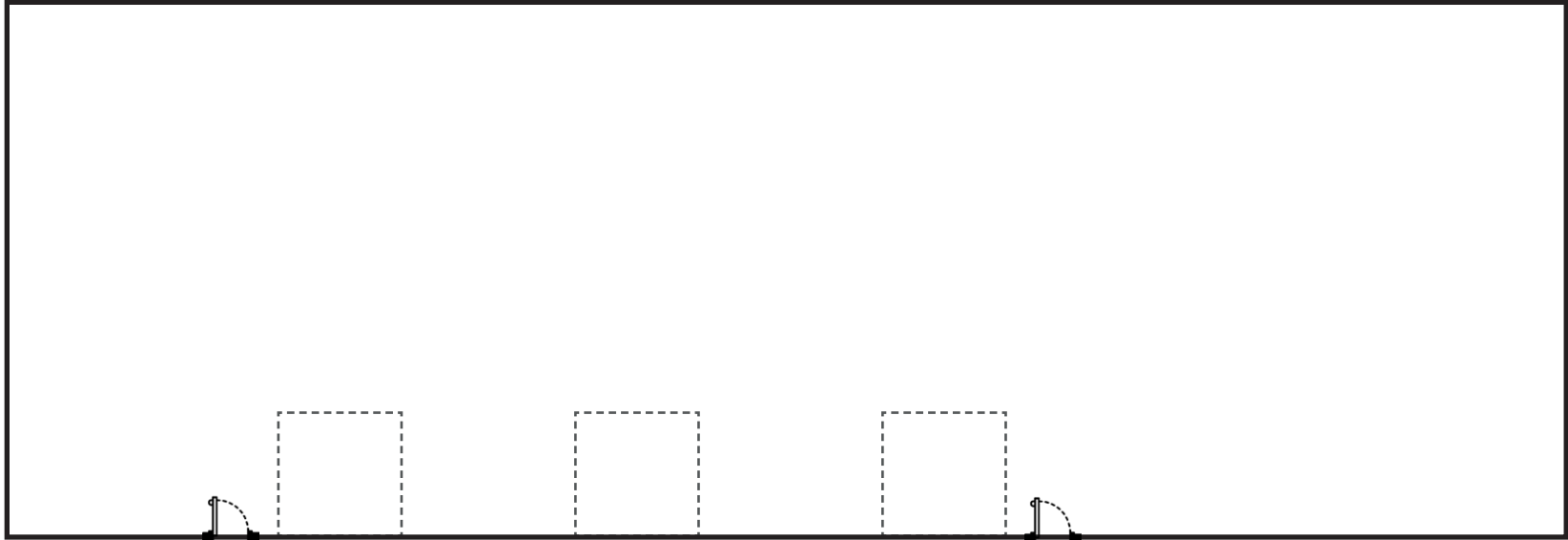


**MX-L P AO APZ2**  
ZONING



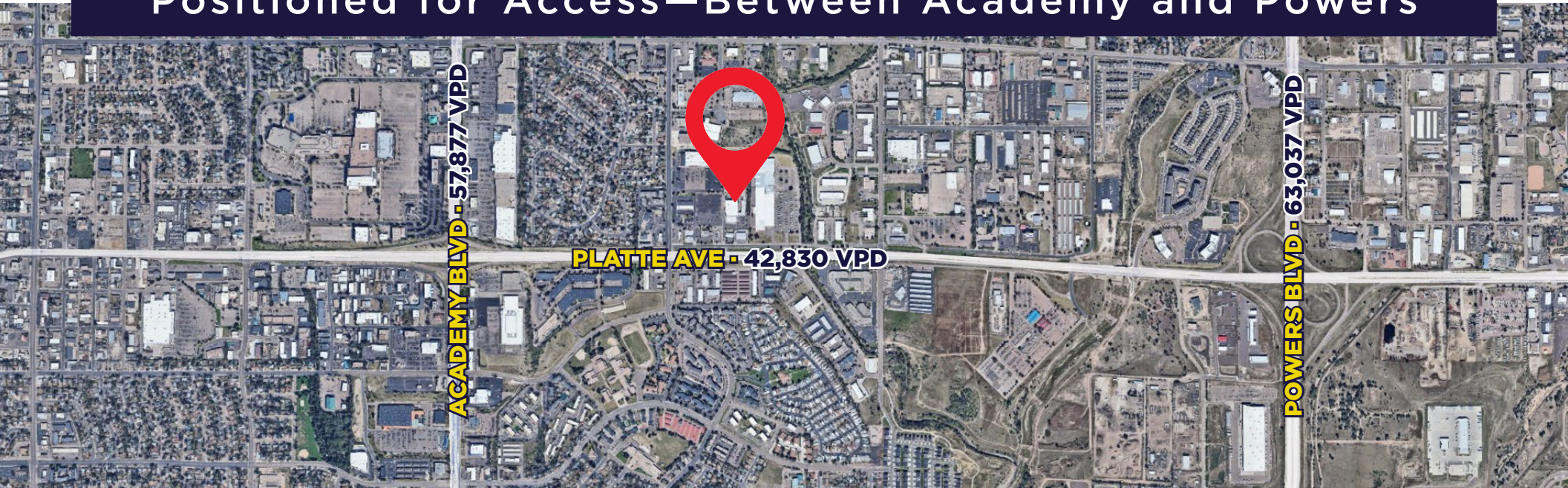
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# FLOOR PLAN



\*Not to BOMA

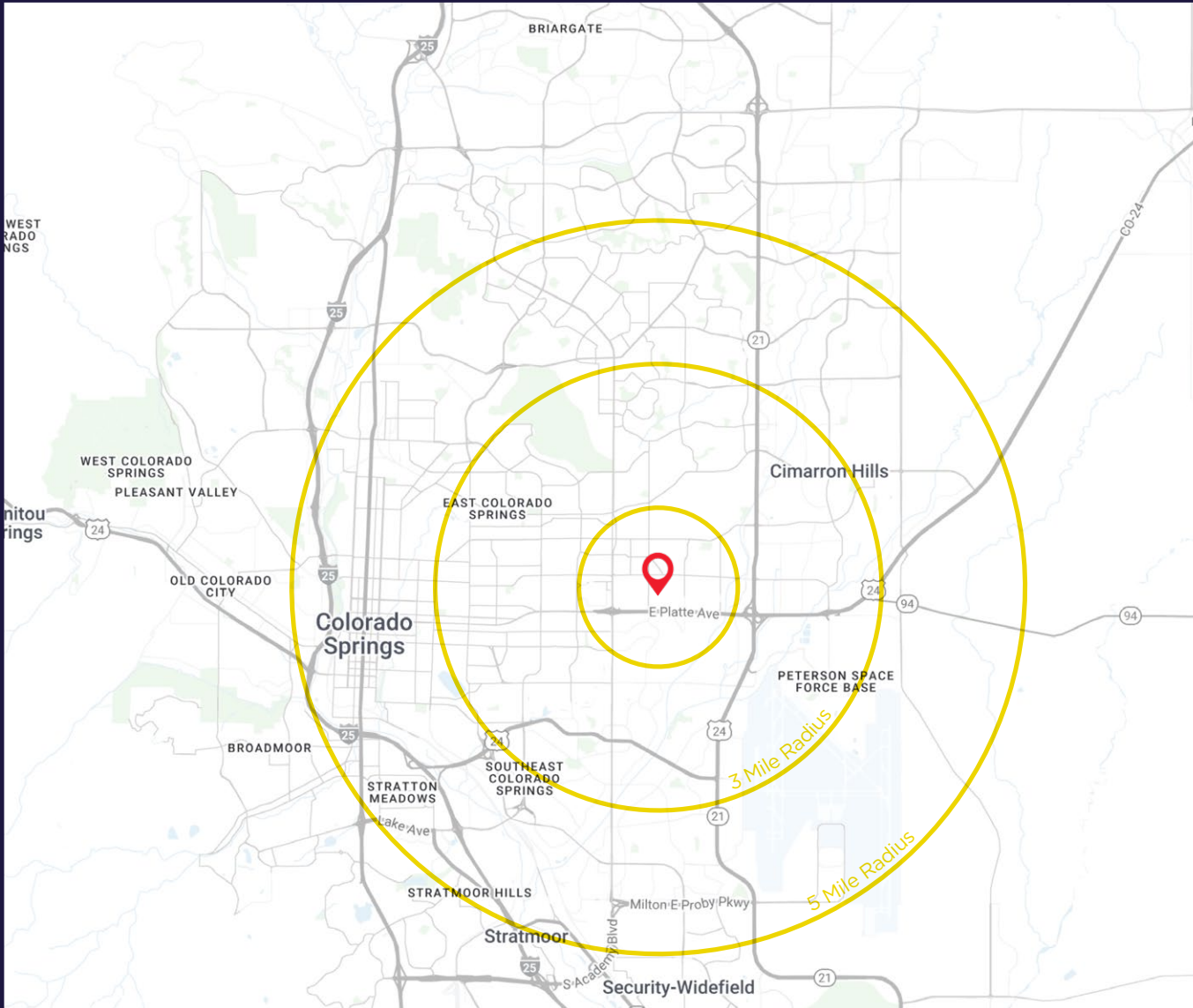
Positioned for Access—Between Academy and Powers






**ACADEMY BLVD - 57,877 VPD**

**PLATTE AVE - 42,830 VPD**

**POWERS BLVD - 63,037 VPD**



## DRIVE TIMES

-  12 Min. | I-25
-  15 Min. | COS Airport
-  15 Min. | Downtown COS
-  26 Min. | Northgate

## DEMOGRAPHICS



### HOUSEHOLDS

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 5,976  | 48,185  | 103,600 |



### POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 14,486 | 119,829 | 258,514 |



### AVERAGE HOUSEHOLD INCOME

| 1 MILE   | 3 MILES  | 5 MILES  |
|----------|----------|----------|
| \$71,150 | \$83,007 | \$96,529 |

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