

# FOR LEASE



## 140 East Garden of the Gods Road, Colorado Springs, CO 80907



### HIGHLIGHTS

- Prime retail/warehouse on Garden of the Gods Road
- One (1) drive-in door
- Building and monument signage available
- Skylights and high ceilings
- Central location and easy access

### TRAFFIC

West Garden of the Gods: 46,873 vpd  
East Garden of the Gods: 46,900 vpd

### HIGH TRAFFIC & EXCELLENT VISIBILITY

#### Property Specifications



Location: On Garden of the Gods Road west of Nevada and east of I-25



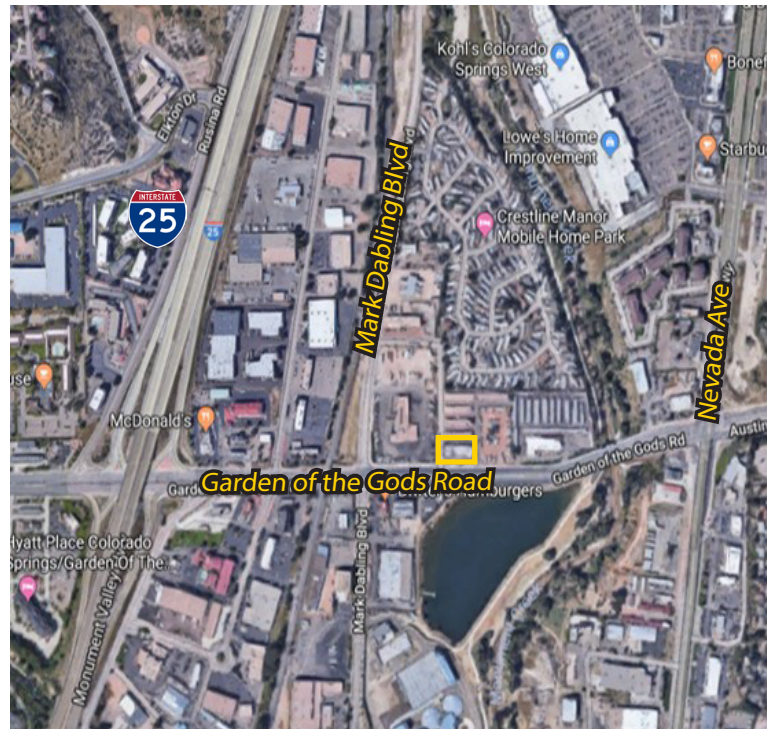
Space Available: 2,200 SF



Zoning: M-1 (Light Industrial)  
Ceiling Height: 12'



\$2,750 per month including 2022 expenses



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