

Garden of the Gods Industrial Park

OFFICE / WAREHOUSE SPACE FOR LEASE

967-1077 & 1036-1050 ELKTON DR · COLORADO SPRINGS, CO 80907



AVAILABLE SPACE:

Suite 971: 4,605 SF ±
30% Office / 70% Warehouse

Suite 975: 2,900 SF ±
30% Office / 70% Warehouse

Suite 1045: 2,497 SF ±
100% Office

LEASE RATE:

Suite 971 & 975: \$14.00 / SF NNN
Suite 1045: \$12.00 / SF NNN

NNN EXPENSES:

\$4.45 / SF (2025 est.)

CEILING HEIGHT:

14' - 16' Clear

OVERHEAD DOOR:

10' x 10' or 10' x 12'

POWER:

Amps Vary; 3-Phase in all Suites

YEAR BUILT:

1983-1984

RADIUS DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2026 Population	7,095	63,401	173,689
2026 Households	3,066	28,220	77,583
2026 Avg. HH Income	\$109,142	\$122,248	\$112,985

DRIVE TIME DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
2026 Population	5,552	50,933	210,886
2026 Households	2,523	22,888	93,603
2026 Avg. HH Income	\$109,144	\$117,555	\$111,706

Source: Esri forecasts for 2026, All Rights Reserved



MIKE SCRUGGS

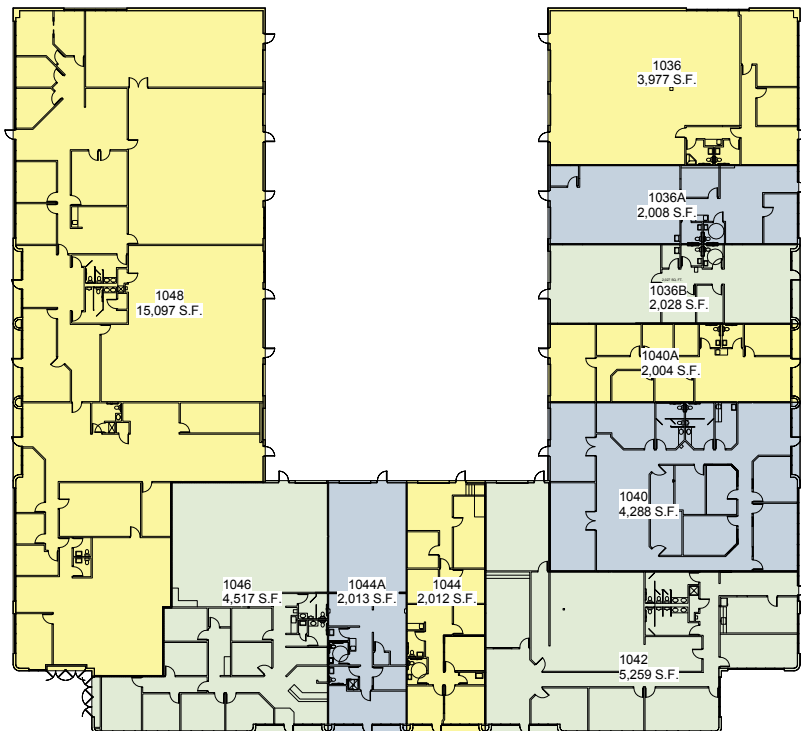
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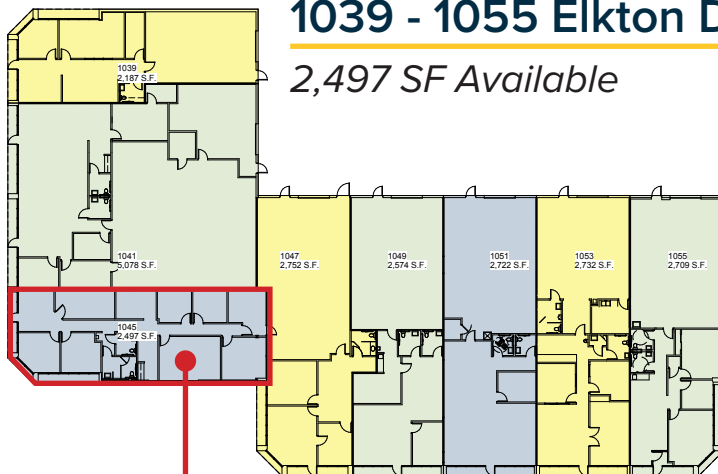
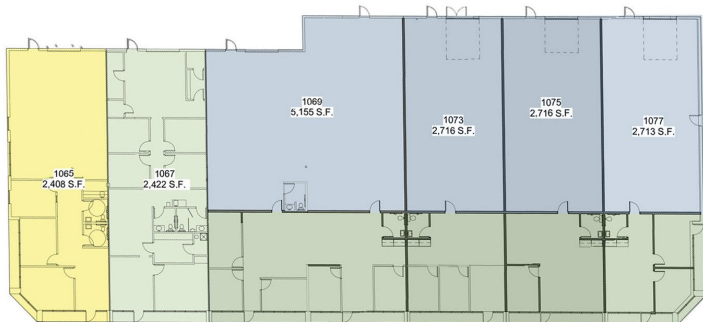


1036 - 1048 Elkton Dr

100% Leased

1065 - 1077 Elkton Dr

100% Leased



1039 - 1055 Elkton Dr

2,497 SF Available

AVAILABLE

1045 Elkton: 2,497 SF

\$12.00 / SF NNN

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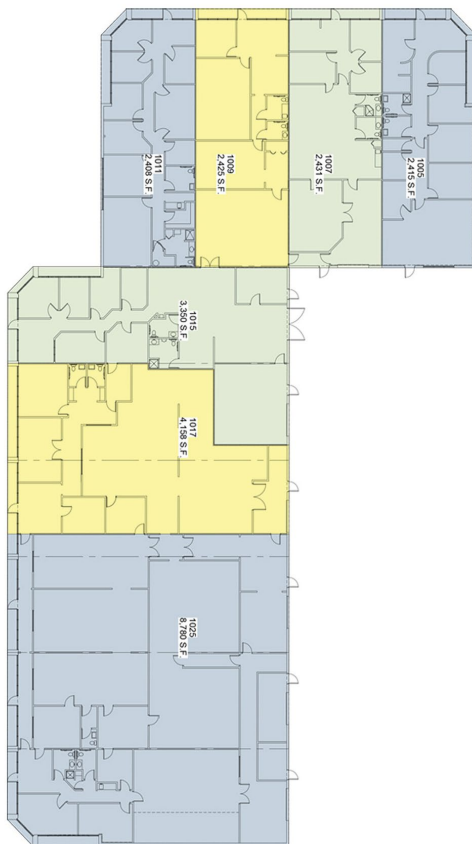
AVAILABLE SUITES

SUITE 971	4,605 SF ±	Approx. 30% Office / 70% Warehouse	\$14.00/SF NNN
SUITE 975	2,900 SF ±	Approx. 30% Office / 70% Warehouse	\$14.00/SF NNN
SUITE 1045	2,497 SF ±	100% Office (<i>no warehouse or overhead door access</i>)	\$12.00/SF* NNN

**Suite 1045 lease rate reflects office-only configuration. Suite does not include overhead doors or warehouse access*

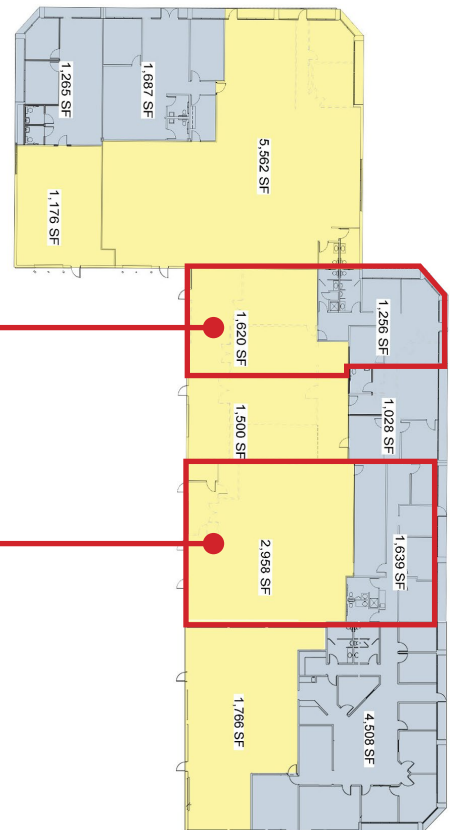
1005 - 1025 Elkton Dr

100% Leased



967 - 985 Elkton Dr

7,505 SF Available



AVAILABLE
975 Elkton: 2,900 SF
\$14.00 / SF NNN

AVAILABLE
971 Elkton: 4,605 SF
\$14.00 / SF NNN

