

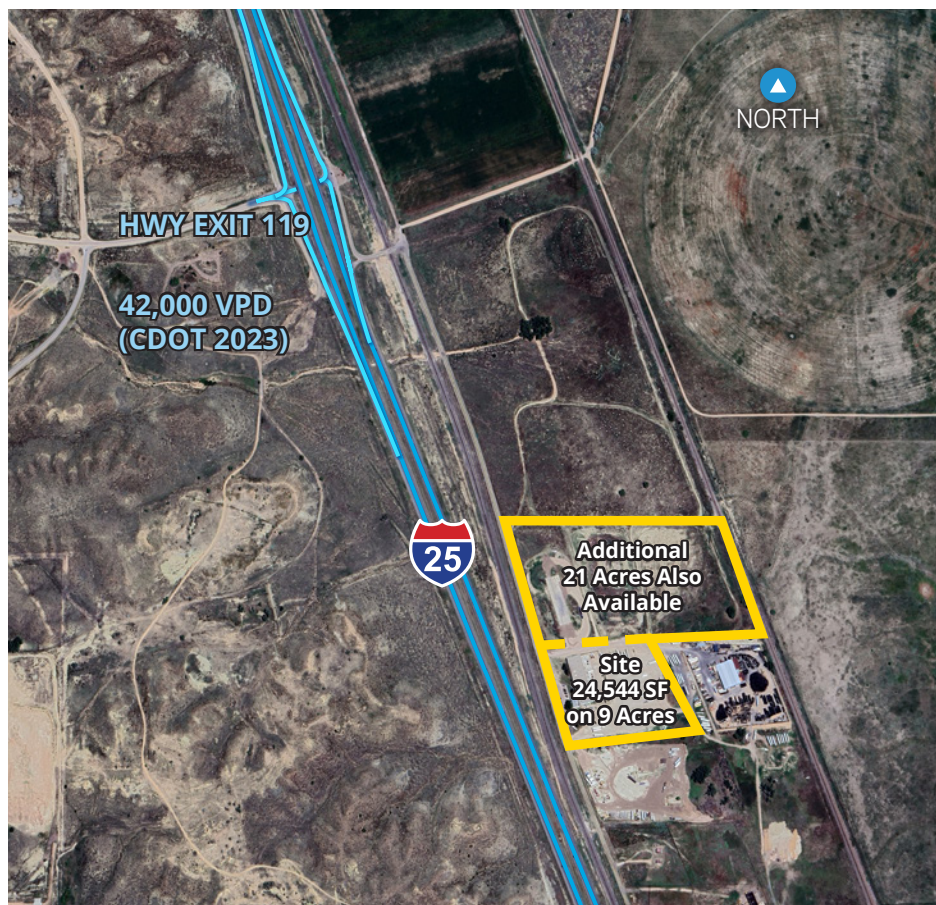
For Lease

24,544 SF Building on 9 - 30 Acre Site
I-3 Zoning & I-25 Visibility!

19825 Wigwam Rd.
Fountain, CO 81008

Site Specifics

- Area: 24,544 SF Bldg. on 9 - 30 Acres
- Lease Rate: \$8.95/SF NNN for building on 9 Acres; up to 21 more acres for negotiable price
- Office: 2,283 SF with large classrooms in the warehouse that can stay or go
- Warehouse: 22,261 SF
- Loading: Three (3) Drive-Ins (17'x16')
- Zoning: I-3 Heavy Industrial
- Clear Height: 18'
- City/County: Unincorporated El Paso County
- Taxes: \$24,433 (2025)
- Water: Well
- Power: Mountain View Electric



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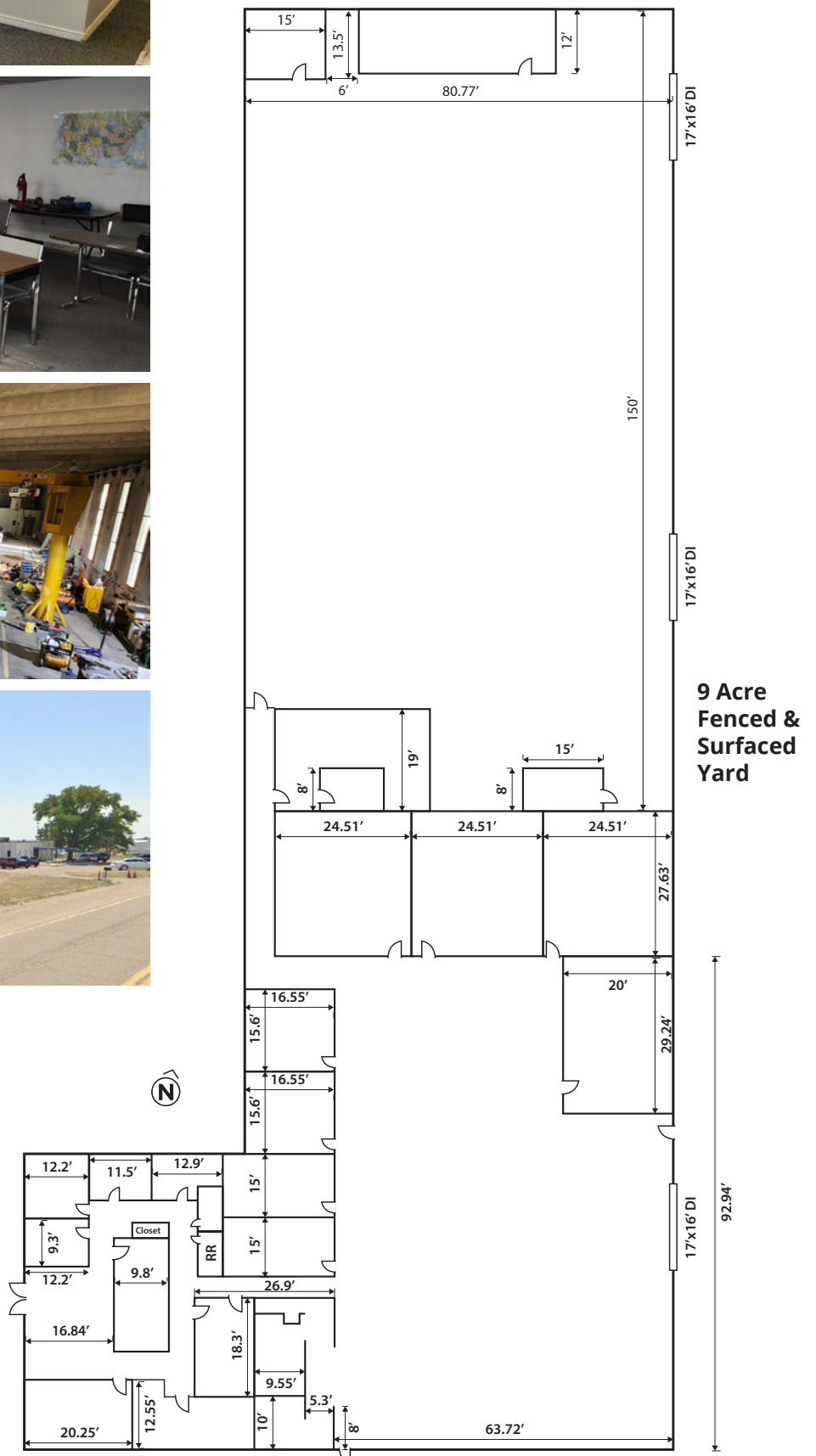


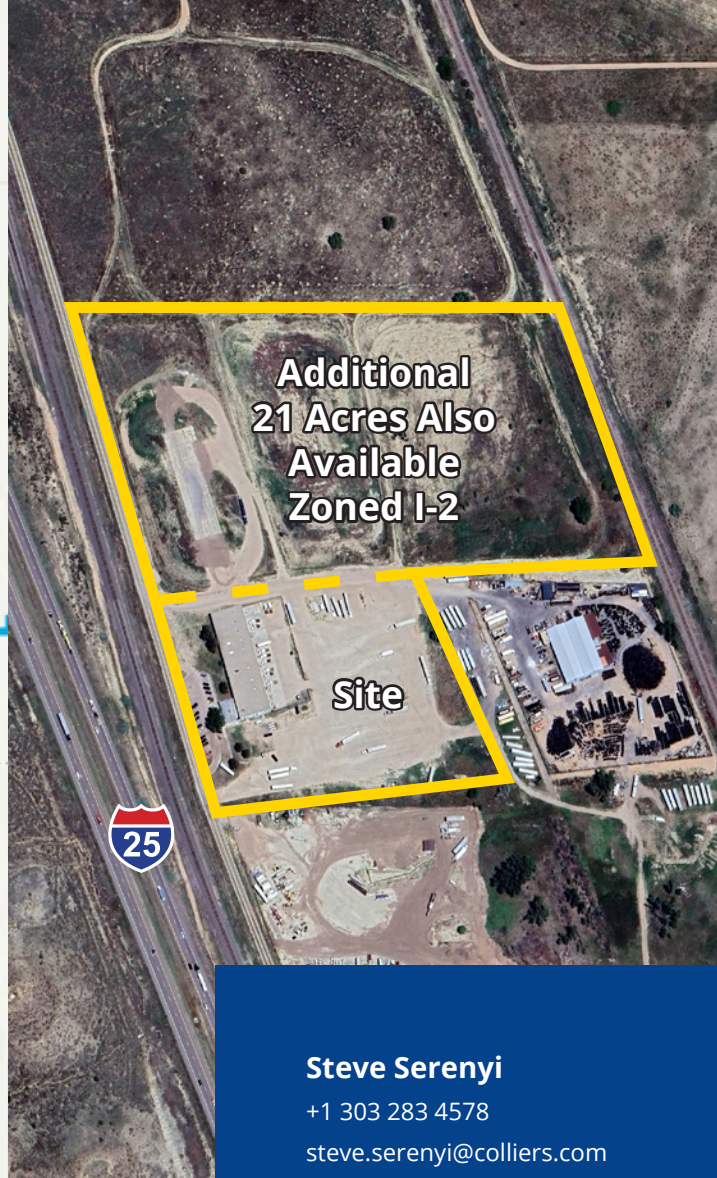
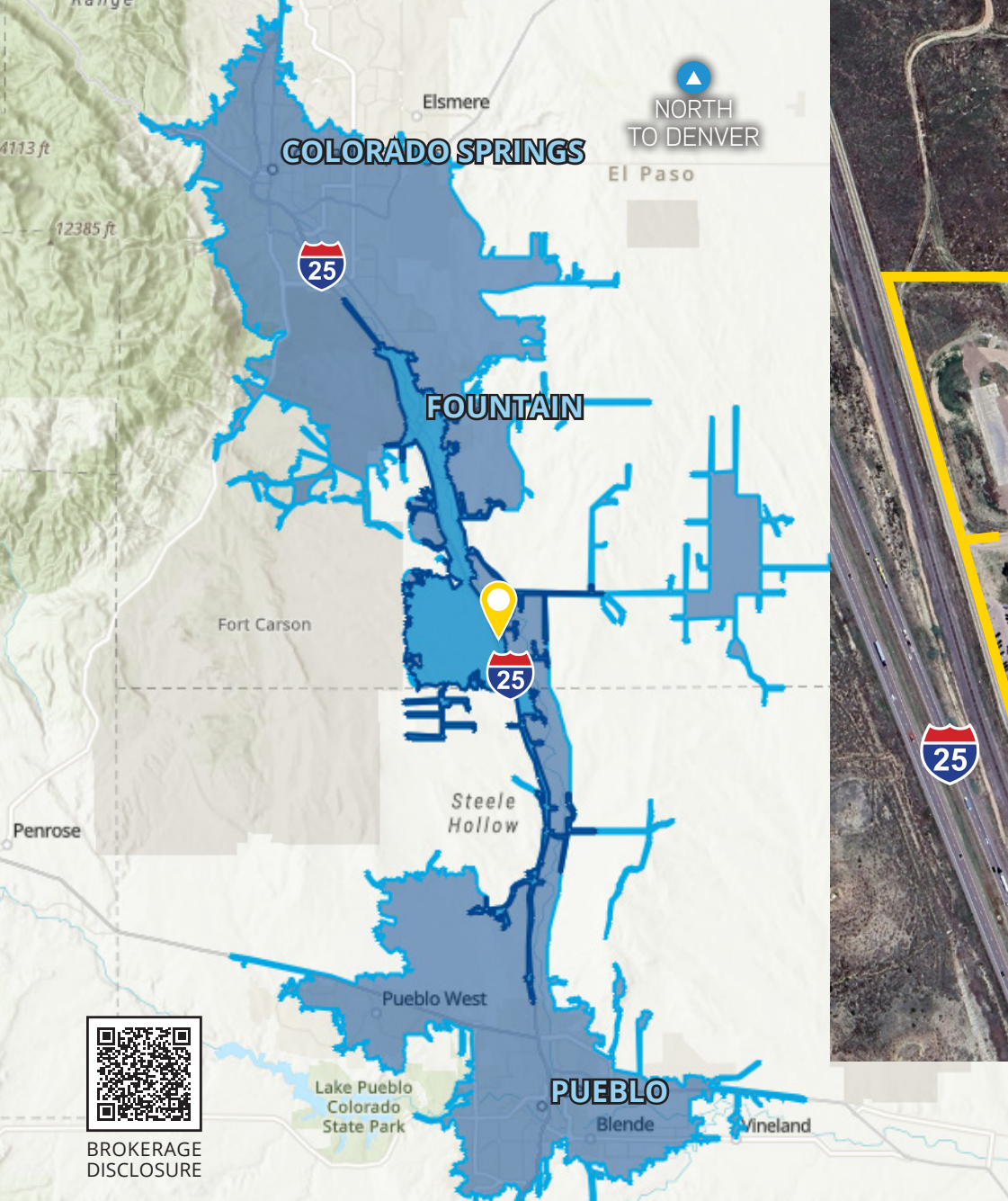
Highlights

- **\$8.95/SF NNN** for entire building on 9 acres of fenced and surface lot. An additional 21 acres is available for more outside storage at a negotiable price.
- **Direct exposure** on I-25 - 42,000 VPD in 2023 (CDOT)
- **Quick highway access** to I-25 North / South bound $\pm$ 600 FT from property line
- **Location** is 19 miles south of Colorado Springs; 18 miles north of Pueblo

Floor Plan

Additional 21 Acres Available





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Demographics

	30 Minute Drive Time	
2024 Population	466,109	
Growth Since 2010	12.5%	
Blue Collar Labor Pool	44,992	
Average Household Income	2024 \$89,498	2029 \$105,742

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