

# Industrial Space for Sale or Lease

3672 E BIJOU STREET, COLORADO SPRINGS, CO 80909



## Overview

3762 East Bijou: Now for sale or lease: This is a clean flex-style, mixed-use commercial building of approximately 5,000 SF plus an additional small, free-standing building of approximately 950 SF (a total of 5,950 SF) located on a 27,000 SF MX-L zoned lot with easy access to Academy.

- The building layout is five 1,000 SF rental bays. The prevailing rent is \$1,000 - \$1,500 per month.
- The asking price: \$895,000
- Price = \$150 sf
- 1,000 SF currently available = \$1,250/mo gross + utilities
- For a private showing and all the confidential financial information, call Tim Leigh: 719-337-9551 or Holly Trinidad: 719-337-0999

## Property Details



**Sales Price**  
\$895,000



**Lot Size**  
0.62 Acres



**Zoning**  
MX-L



**Building Size**  
5,950 SF

Rev: January 5, 2026



### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



**Tim Leigh**  
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**Holly Trinidad**  
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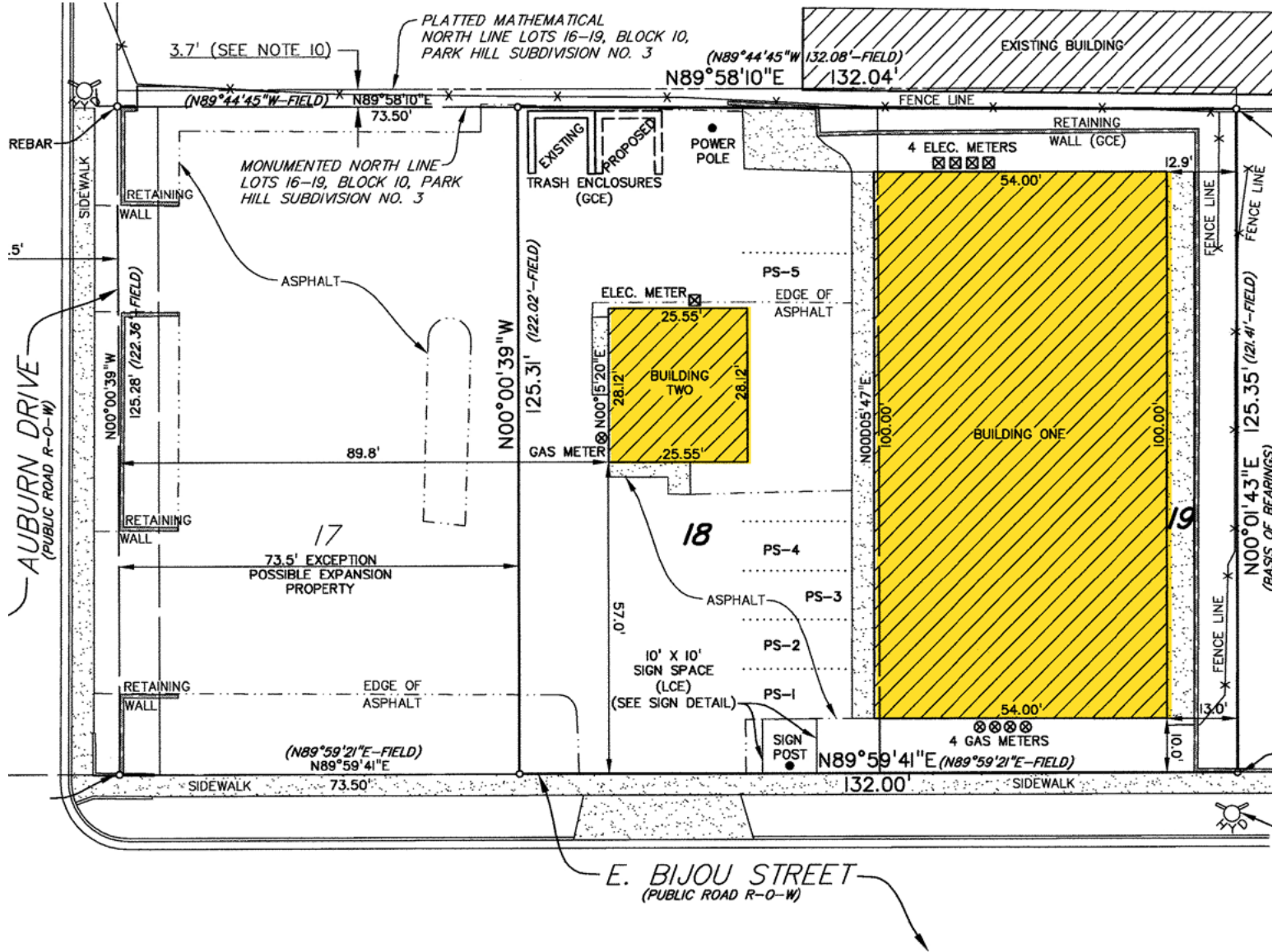


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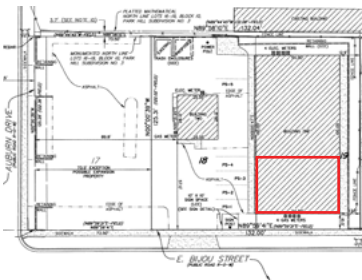
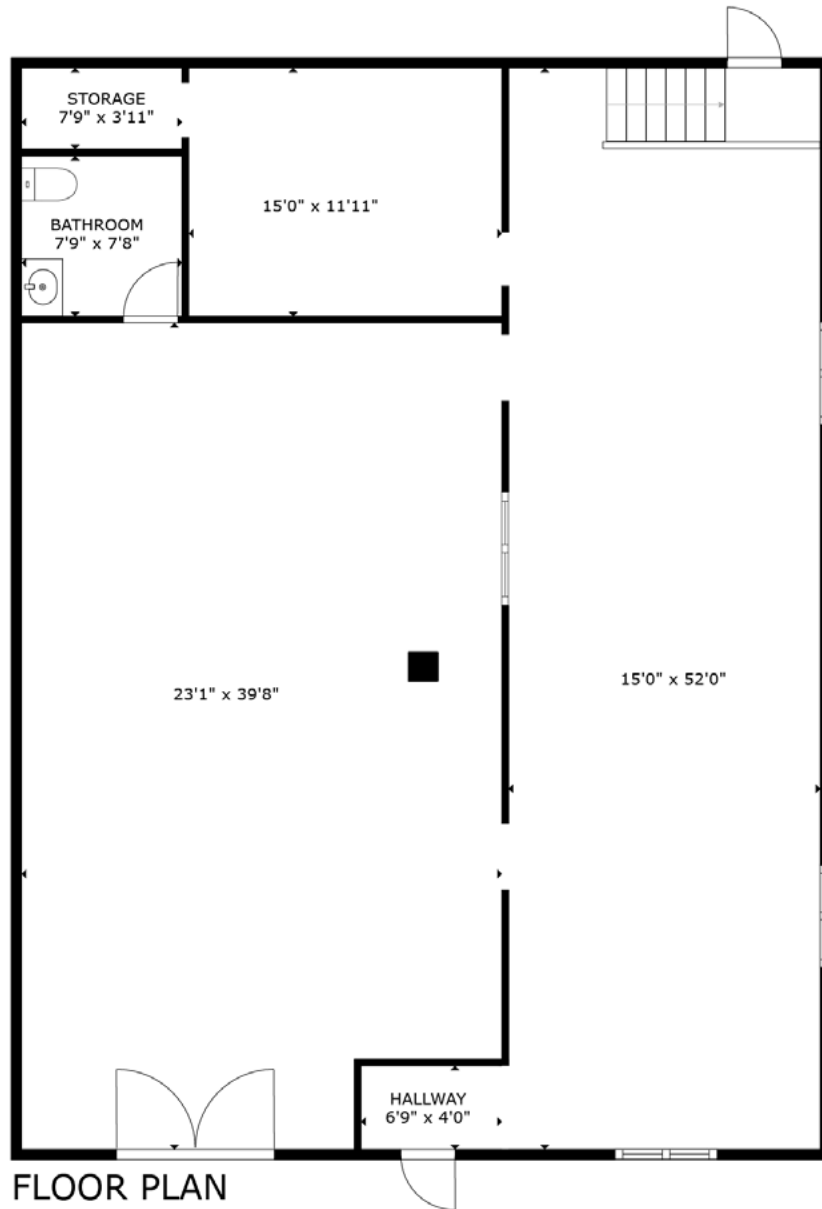


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GROSS INTERNAL AREA  
FLOOR PLAN: 1,994 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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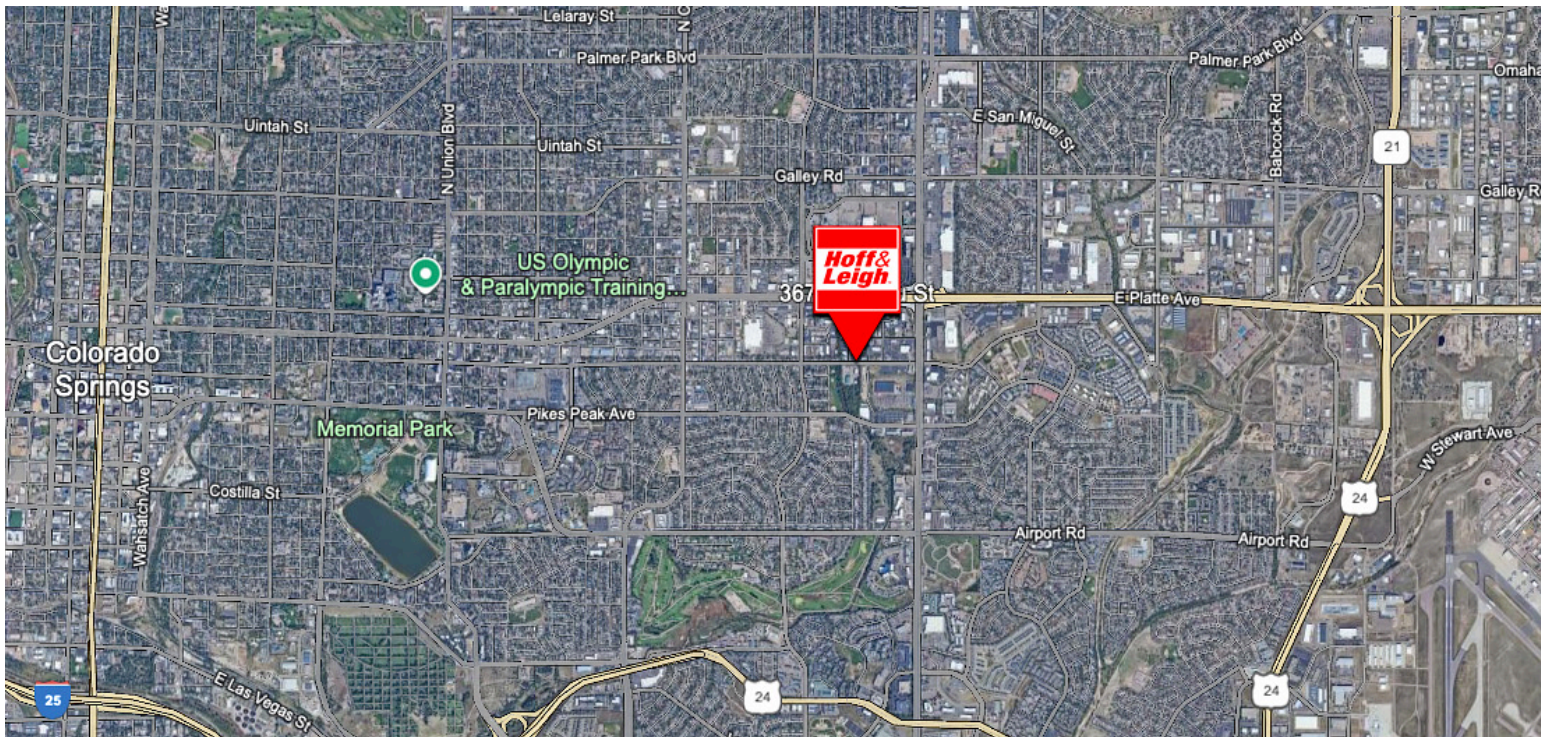


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