



5735 Industrial Pl

Colorado Springs, CO 80916



PROPERTY SUMMARY

Sale Price:	\$700,000
Available SF:	5,400 - 11,667 SF
Lease Rate:	\$3,600 - 7,778 per month (NNN)
Lot Size:	1.44 Acres
Building Size:	11,667 SF
Year Built:	1985
Zoning:	PIP2 AO SS
Market:	Colorado Springs
Cross Streets:	Airport Road & Industrial Place

PROPERTY OVERVIEW

This is a very clean office/warehouse building for sale. It is located on the East side, just outside the new, main entry of Peterson Air Force Base. This building is split into two large very nice suites. The Seller occupied-suite is approximately 5,765 SF, 2,340 SF of offices (5 offices and a large conference room) plus 3,425 SF of warehouse. The second suite is approximately 5,896 SF, 1,800 SF of office (3 offices and large conference room) plus 4,096 SF of warehouse. There is approximately 1.22 acres. The taxes are \$7,325.25.

PROPERTY HIGHLIGHTS

- Dock High loading
- MMJ Friendly
- Near Peterson Air Force Base
- Easy Access

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.

Hoff & Leigh | 1259 Lake Plaza Drive, Suite 200 | Colorado Springs, CO 80906 | 719.630.2277 office

Chris Myers

O: 719.630.2277

C: 719.650.4627

Cmyers@HoffLeigh.com

Steve Leigh

O: 719.630.2277

C: 719.338.4470

Steve@HoffLeigh.com

www.HoffLeigh.com



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Lease Rate: \$3,600 - 7,778 PER MONTH (NNN)

Lease Type: NNN

Total Space 23,334 SF

Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
100	Office Building	\$7,778 PER MONTH	NNN	11,667 SF	Negotiable
101	Manufacturing	\$3,600 PER MONTH	NNN	5,400 SF	Negotiable
102	Manufacturing	\$4,178 PER MONTH	NNN	6,267 SF	Negotiable

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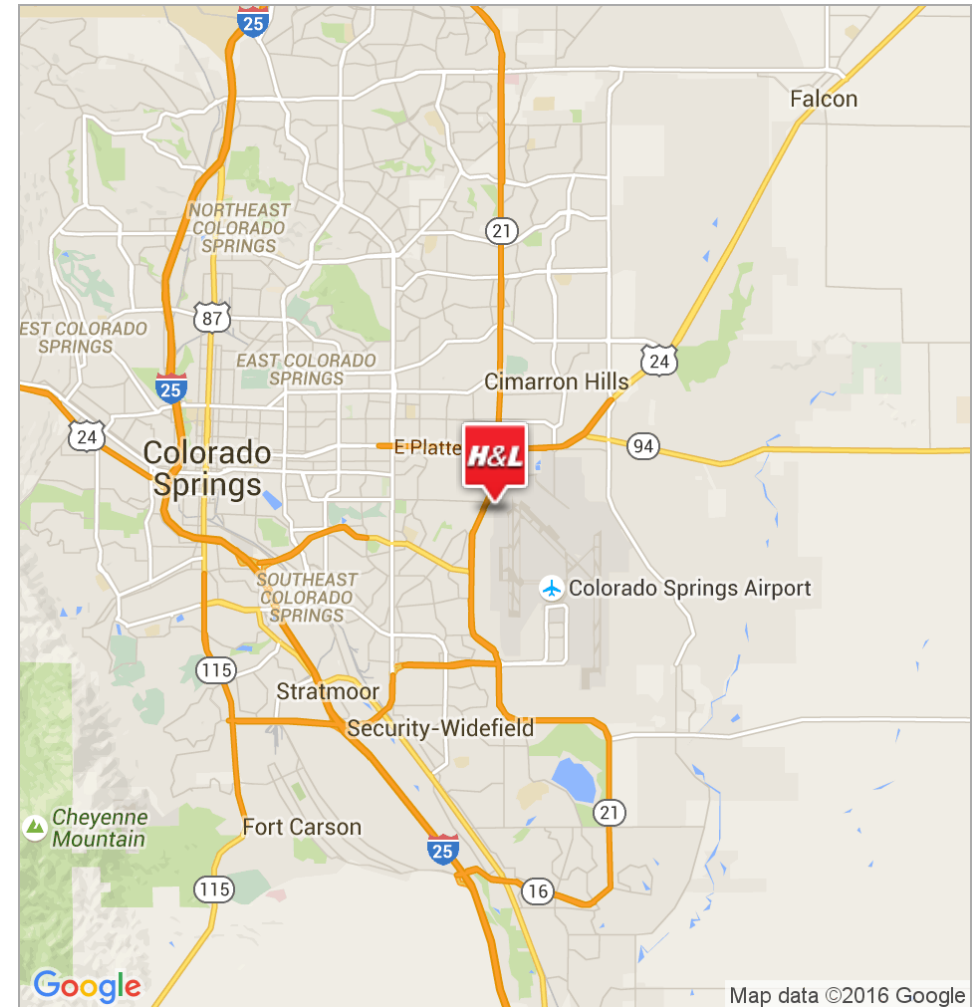
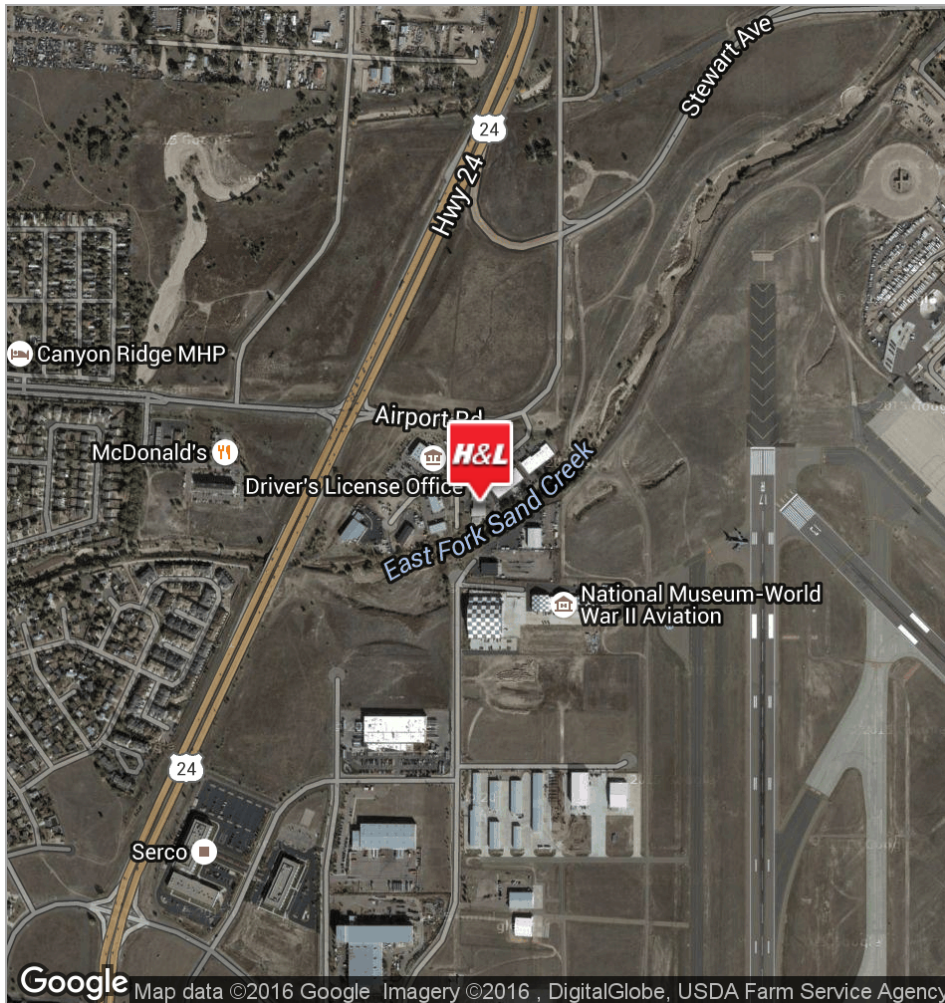
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