FOR SALE 16,000 SF



6646-6650 VINCENT DR colorado springs, co



Colorado Springs Commercial

PROPERTY HIGHLIGHTS

This office/warehouse was purpose built and continuously occupied by Liberty Door & Sash since 1990. The property features many amenities and recent upgrades. Multiple loading, plenty of power, and room for storage and growth make this a rare find in the Colorado Springs Industrial Market.

Building Size:	16,000 SF Building 1: 12,000 SF Office/Flex Building 2: 4,000 SF Warehouse
Lot Size:	3.41
Clear Height:	Building 1: 14' to 20' Building 2: 16'
Loading:	Building 1: 2 - Drive-In OHD; 2 - Dock-High Building 2: 1 - Drive-In OHD; 1 - Dock-High
Parking:	20 Spaces
Year Built:	Building 1: 1990 Building 2: 1994
Power:	Three Phase
Taxes 2019:	\$23,548.06
Zoning:	PIP2 SS
Amenities	Large Lot Convenient Access to Woodmen Blvd. & I-25 Nearby Amenities Including: Banking, Restaurants, Banking High Quality Office Finishes Lots of Power Multiple Loading Additional Storage
Sale Price:	\$2,400,000 (\$150/SF)





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- 1. Viewhouse Eatery
- 2. Planet Fitness
- 3. Carrabba's Italian Grill
- 4. Hobby Lobby
- 5. King Sooper
- 6. REI
- 7. Home Depot
- 8. Carl's Jr.
- 9. Ent Credit Union
- 10. MiMi's Cafe

- 11. Cold Stone Creamery
 - 12. Marshalls
 - 13. Bed Bath & Beyond
 - 14. Sam's Club
 - 15. Sprouts Market
 - 16. Discount Tire
 - 17. Natural Grocers
 - 18. Buffalo Wild Wings
 - 19. Harbor Freight Tools
 - 20. VCA Animal Hospital

- 21. Old Chicago
- 22. Whole Foods Market
- 23. Embassy Suites
- 24. Pulpit Rock Parking/Trailhead
- 25. Pikes Perk Coffee House
- 26. Starbucks
- 27. Coffee & Bagels
- 28. Walgreens
- 29. Taste of Philly
- 30. AutoZone

AREA Amenities

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