

FOR SALE
16,000 SF



6646-6650 VINCENT DR
COLORADO SPRINGS, CO



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

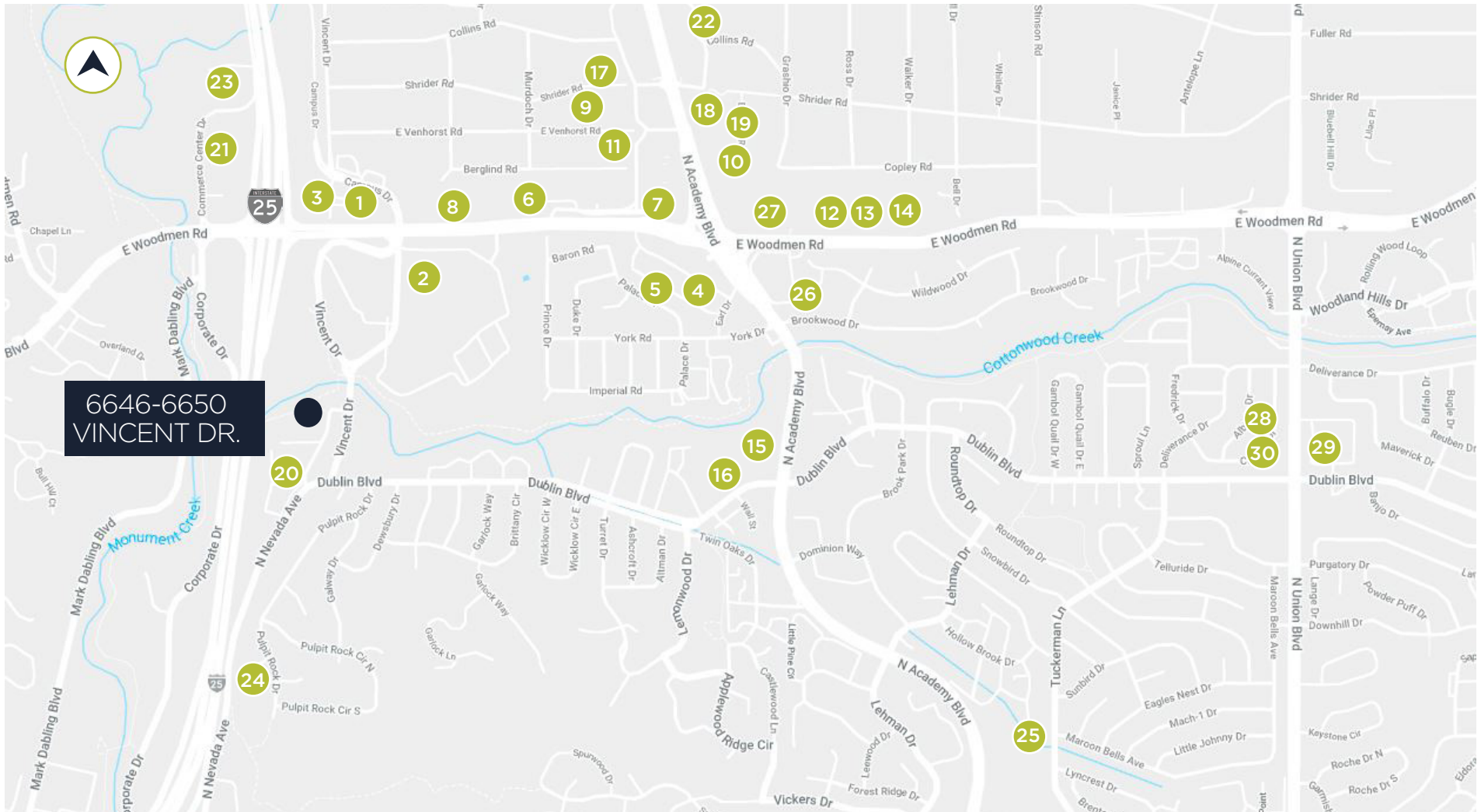
6646-6650 Vincent Dr. Colorado Springs, CO 80918

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)





- | | | |
|-----------------------------|--------------------------|-----------------------------------|
| 1. Viewhouse Eatery | 11. Cold Stone Creamery | 21. Old Chicago |
| 2. Planet Fitness | 12. Marshalls | 22. Whole Foods Market |
| 3. Carrabba's Italian Grill | 13. Bed Bath & Beyond | 23. Embassy Suites |
| 4. Hobby Lobby | 14. Sam's Club | 24. Pulpit Rock Parking/Trailhead |
| 5. King Sooper | 15. Sprouts Market | 25. Pikes Perk Coffee House |
| 6. REI | 16. Discount Tire | 26. Starbucks |
| 7. Home Depot | 17. Natural Grocers | 27. Coffee & Bagels |
| 8. Carl's Jr. | 18. Buffalo Wild Wings | 28. Walgreens |
| 9. Ent Credit Union | 19. Harbor Freight Tools | 29. Taste of Philly |
| 10. MiMi's Cafe | 20. VCA Animal Hospital | 30. AutoZone |

AREA AMENITIES

CONTACT INFORMATION

HEATHER MAURO

+1 719 568 1389

+1 719 418 4062

hmauro@coscommercial.com

AARON HORN

+1 719 330 4162

+1 719 418 4070

ahorn@coscommercial.com



**Colorado Springs
Commercial**