Former Springs Fabrication/Minco Manufacturing

Asking Price: $3,125,000.00

Industrial Building For Sale

855 Aeroplaza Dr

Colorado Springs, CO 80916

Located in the heart of the Airport submarket, the 50,000+ SF industrial facility includes air conditioning and swamp coolers throughout the manufacturing areas, dock-high and grade-level doors, as well as a sprinkler system throughout.

Corporate Neighbors Include:

United Technologies · Taylor Farms · serco · Coors · RMC Distributing Company · Coca-Cola · Harris · Springs Fabrication

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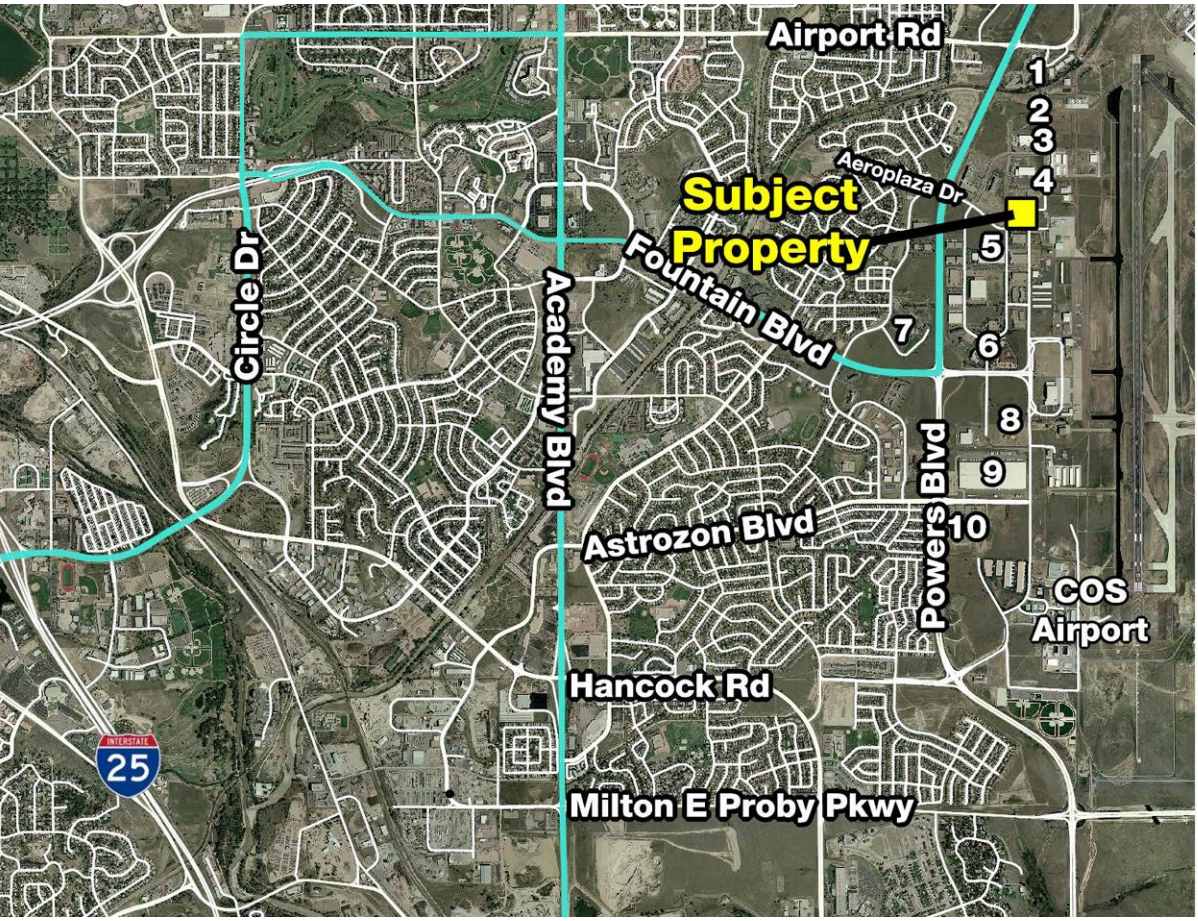
Aerial



Corporate Neighbors

1. Taylor Farms
2. Coca-Cola
3. COPT Corporate Office Properties Trust
4. serco
5. United Technologies
6. U.S. Army
7. dpiX
8. FedEx
9. ACE The helpful place.
10. James Irwin Charter Schools

Property Specifications

BUILDING SIZE	±50,146 SF
LAND AREA	±3.42 AC
ZONING	PIP-2/CR
BUILT	1980
LEGAL DESCRIPTION	Lot 1, Block 1, Newport Subdivision Filing No. 5
CONSTRUCTION	Concrete, tilt-up
CEILING HEIGHT	18'–20'
LOADING DOORS	• Two (2) grade-level 14'x16' • Three (3) 10'x10' (knockout panels) • Two (2) dock-high - 10'x8' & 14'x10'
FLOORS	5''–6'' Reinforced
HVAC	100% AC in Office/Manufacturing
SPRINKLER SYSTEM	Wet system throughout
POWER	4000A 277/480V 3-Ph, 4 Wire

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THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING, OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. THE ABOVE INFORMATION WHILE NOT GUARANTEED WAS SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE.

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