

Industrial Building for Sale/Lease

123 N UNION BOULEVARD, COLORADO SPRINGS, CO 80909

PRICE REDUCED!



Overview

FOR LEASE OR SALE: 123 North Union is a 6,468 square feet free-standing industrial building with a fenced yard. It's zoned MX-L.

The building is in the process of being totally remodeled to a new shell condition. The entire ground floor is approximately 5,000 square feet plus there is an approximate 1,500 square feet mezzanine. As part of the remodeling, it's been divided into 2 equally sized spaces known as Suite 100 & Suite 110. The mezzanine is intended for Suite 110. The available lease space (Suite 100 - the south suite) is \$3,500 per month. Approximately 1/2 of the fenced yard behind the building comes as part of the lease space. The building's roof was newly installed in 2023. There was a 10 year transferrable warranty at installation. Environmental Solutions provided a Phase 1 inspection in 2015, saying, "The assessment has revealed no evidence of a recognized environmental condition in connection with the property."

The asking sale price is \$1,120,000. The asking lease rate is \$3,500 a month + utilities

For a private showing and all the confidential financial details, call Tim Leigh: 719-337-9551, Brian Canady: 719-433-1102 or Holly Trinidad: 719-337-0999

Property Details



Sales Price
\$1,250,000
\$1,120,000



Building Size
6,400 SF



Lot Size
0.187 Acres



Lease Rate
\$14.00 SF/YR (+ Utilities)



Space Available
3,000 SF



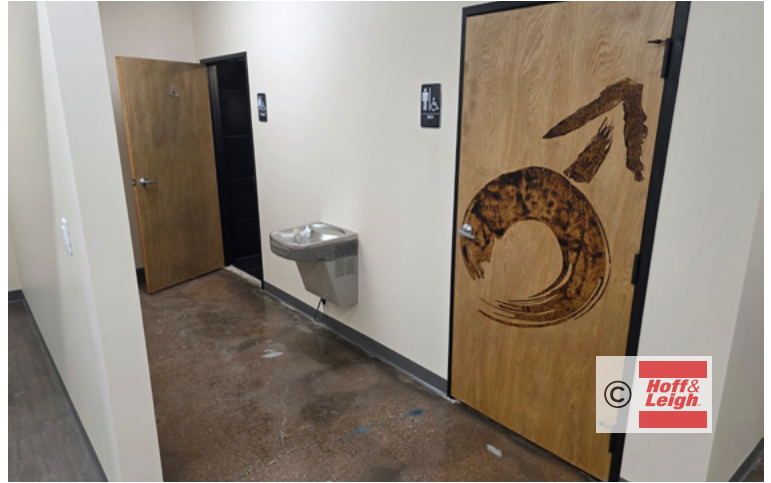
Zoning
C6

Rev: November 13, 2025



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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.

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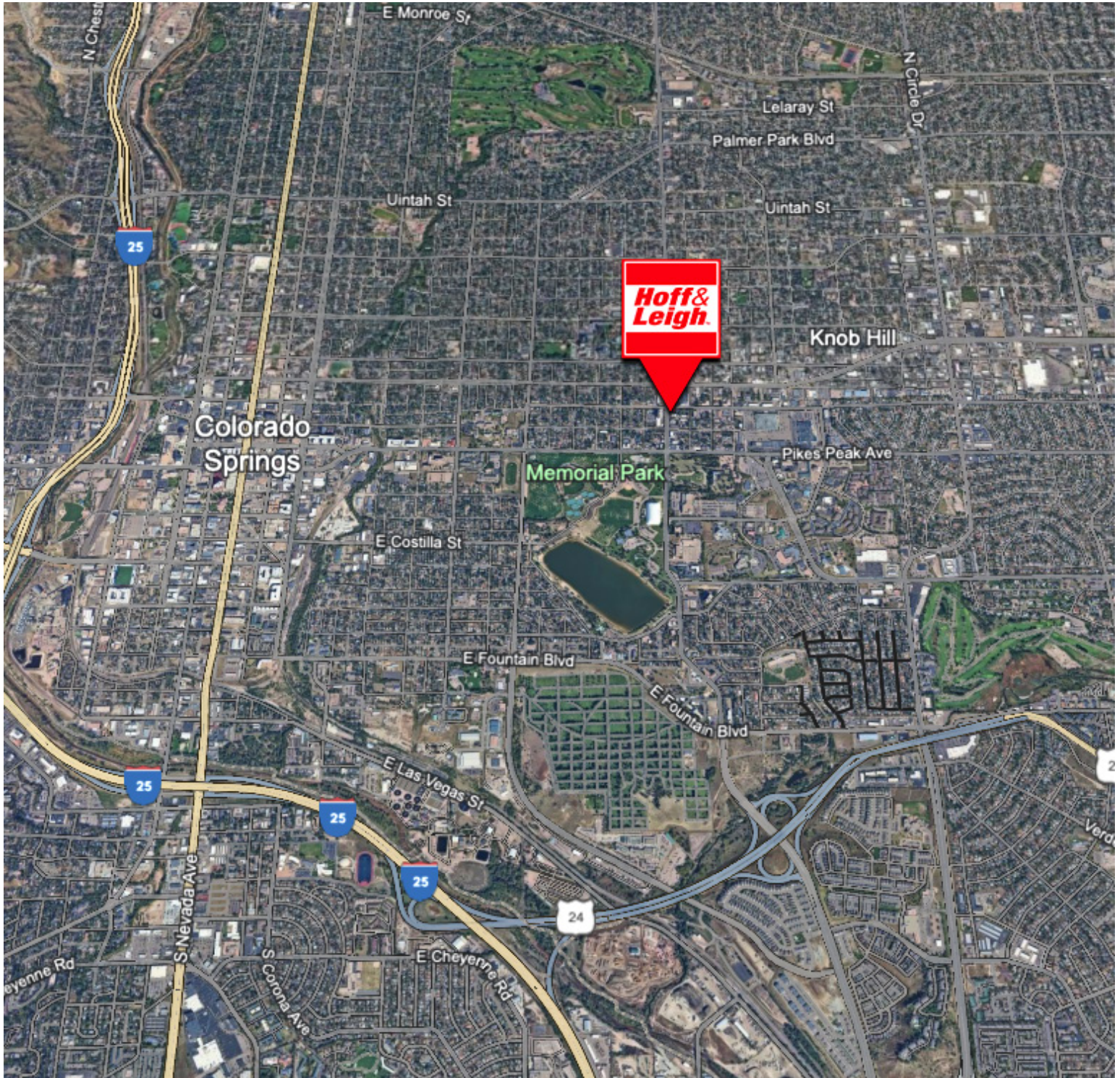
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