

# Industrial Building For Sale

6345 E PLATTE AVENUE • COLORADO SPRINGS, CO 80915

**\$1,199,900**



**6345 E PLATTE AVENUE** is an 8,640 SF industrial building for sale in the southeast submarket. The property is vacant and well suited for an owner-user or investment opportunity.

Strategically positioned in a prominent industrial zone off Powers Blvd and Platte Ave with excellent road connectivity, providing ease of access for logistics and transportation, this property is also within an [Enterprise Zone](#), [Opportunity Zone](#) and [Commercial Aeronautical Zone \(CAZ\)](#). (Click on links to learn more about each Zone).

- Building formerly had 4 overhead doors - potential to add doors back
- Secured and fenced lot
- Heavy power: 2,500 Amps, 3-Phase
- Mezzanine space

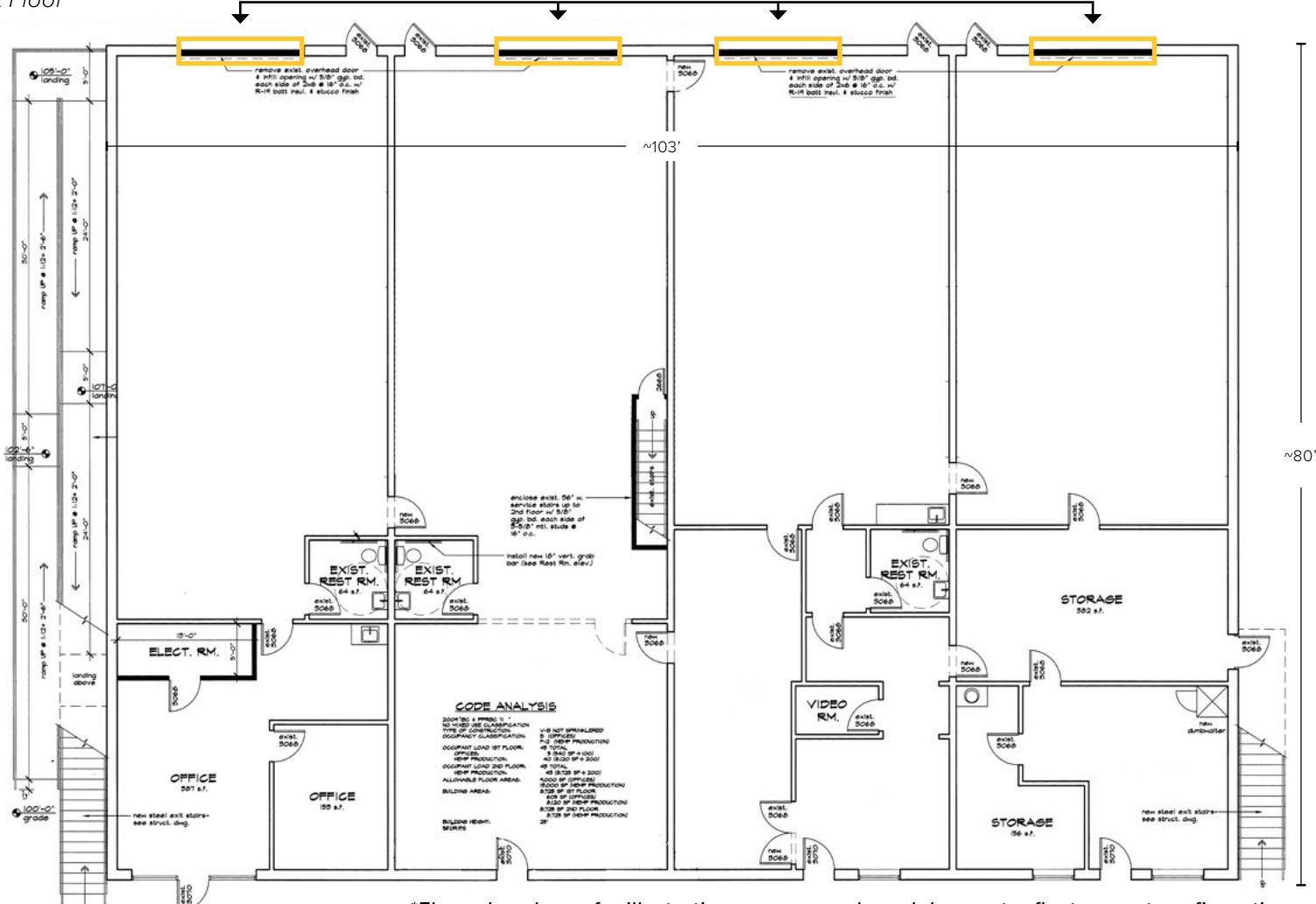
<b>SALE PRICE:</b>	\$1,199,900 (\$139/SF)
<b>BUILDING SIZE:</b>	8,640 SF
<b>LOT SIZE:</b>	23,086 SF
<b>ZONING:</b>	CS CAD-O Commercial Service, with Commercial Airport Overlay
<b>YEAR BUILT:</b>	1999
<b>PARKING:</b>	12 Surface Spaces
<b>POWER:</b>	2,500 AMPS, 3-Phase
<b>CLEAR HEIGHT:</b>	16' Clear in warehouse
<b>PARCEL NUMBERS:</b>	5418001008
<b>TAXES:</b>	\$12,156.18 (2025)



# OLIVE REAL ESTATE GROUP

*1st Floor*

## Former Overhead Doors



*\*Floor plan shown for illustrative purposes only and does not reflect current configuration  
Contact Broker to discuss details*



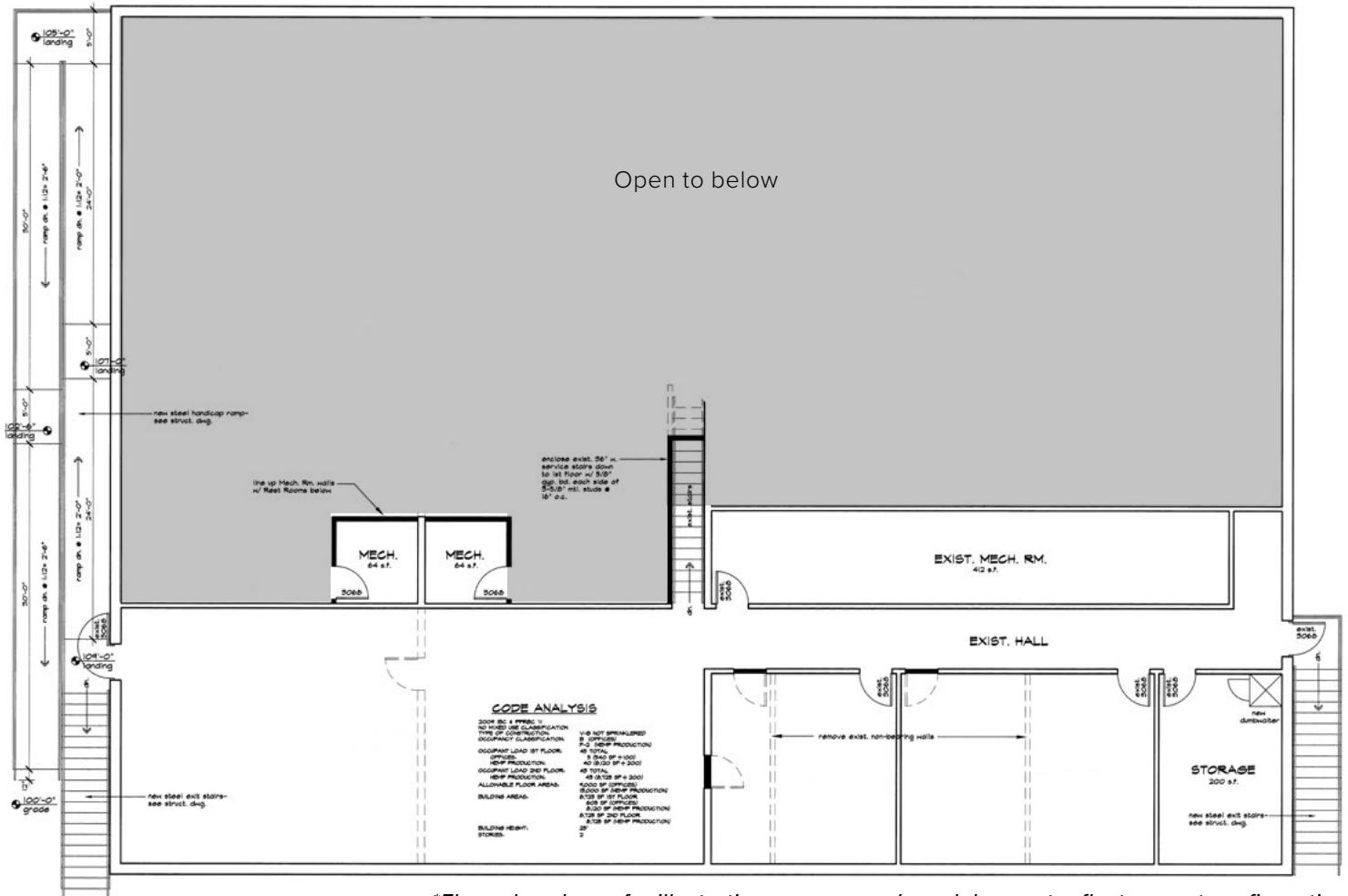
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## 2nd Floor - Mezzanine



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