

# For Sale or Lease: 17,100 - 34,200 RSF

## Industrial/Distribution Building Available in the GOG Submarket

5010 Centennial Boulevard | Colorado Springs, CO 80919



\$12.50 NNN  
LEASE RATE

\$5,750,999.00  
SALES PRICE



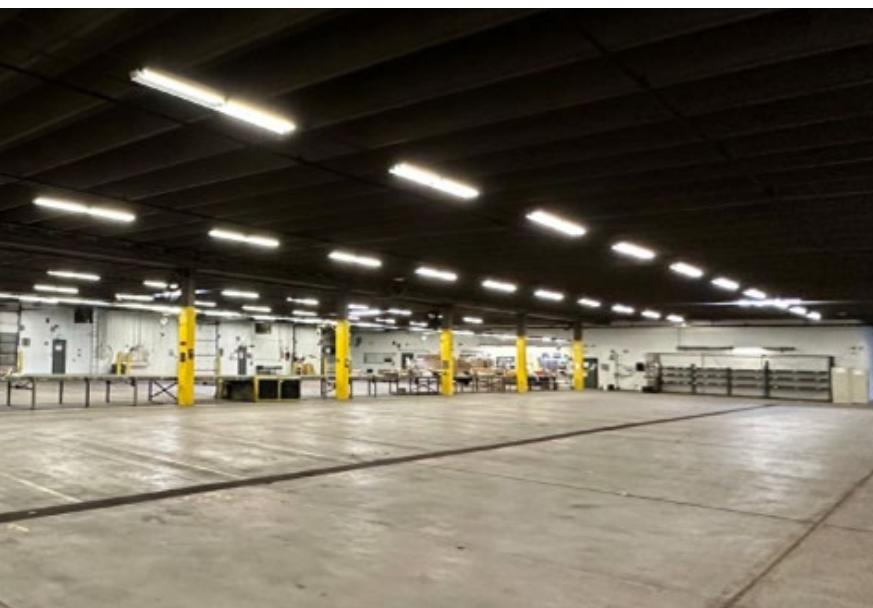
**DREW DOWIS**

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COMMERCIAL REAL ESTATE  
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## PROPERTY FACTS

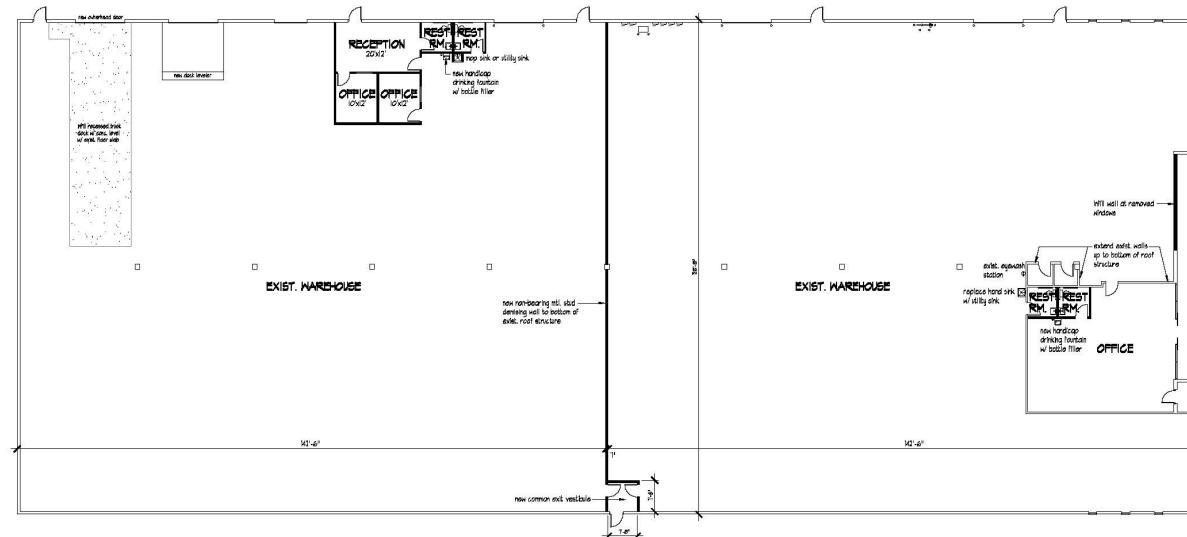
<b>Address</b>	5010 Centennial Blvd
<b>Total Building SF</b>	$\pm$ 34,200 RSF Total
<b>Available SF</b>	$\pm$ 17,100 – 34,200 RSF
<b>Zoning</b>	BP-Business Park (Planned District)
<b>Site Size</b>	$\pm$ 2.16 AC (94,090 SF)
<b>Clear Height</b>	$\pm$ 16'
<b>Construction</b>	Twin T (Tilt up Precast insulated concrete & Twin T concrete roof deck)
<b>Parking</b>	$\pm$ 80 Surface Spots or 2.34 per 1,000 SF
<b>Loading Docks</b>	1 Extension
<b>Drive In Doors</b>	6 Total (12'w x 12'h)
<b>Sprinkled</b>	Yes
<b>Power</b>	800 Amps, 480/277 Volts, 3-Phase, 4 Wire
<b>Property Taxes</b>	\$33,171.60



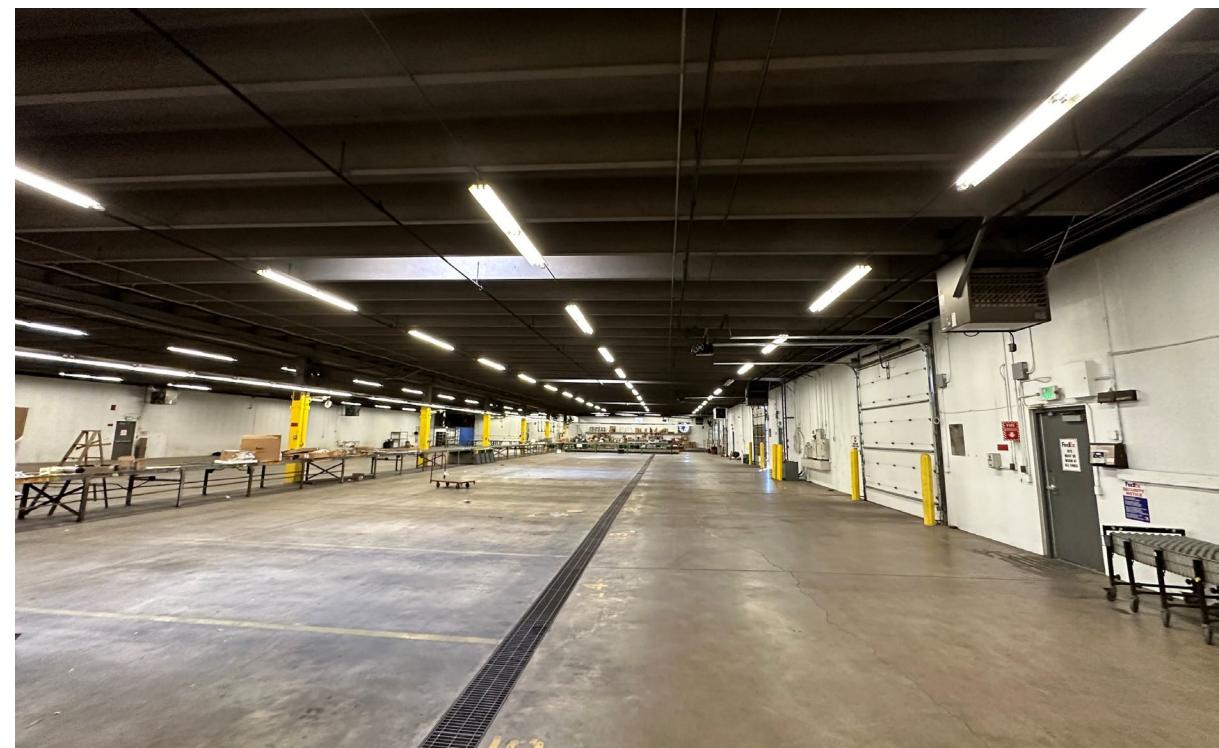
## PROPERTY HIGHLIGHTS

- 34,200 RSF warehouse comprised of 4,788 SF (14%) office and 29,412 SF (86%) of warehouse space
- Building is 100% air conditioned with mounted gas fed heaters throughout the warehouse space
- Functional distribution space that boasts floor drains throughout the entire length of the warehouse (West & East sides of building)
- Building resides in one of the most desirable submarkets in Colorado Springs known for manufacturing & tech
- Corporate Neighbors include – Amazon, Entegris, SRAM, GRAINGER, Verizon & more

## PROPOSED FLOORPLAN



## EXTERIOR & INTERIOR PHOTOS



# AERIAL



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	7,103	49,553	136,351
2024-2029 Projected Growth	1.2%	0.9%	0.8%
2024 Households	3,049	21,383	59,095
2024 Avg. Household Income	\$105,363	\$103,069	\$97,221

## DRIVE TIMES

5 minutes

I-25 N

1 minutes  
GARDEN OF THE GODS

10 minutes

DOWNTOWN COLORADO SPRINGS

22 minutes  
COLORADO SPRINGS AIRPORT  
(COS)

## FOR MORE INFORMATION

DREW DOWIS

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