

535 E. CIMARRON ST  
COLORADO SPRINGS, CO 80903

**FOR SALE**

~~ASKING SALE PRICE. \$2,100,000.00~~

**PRICE REDUCTION:**

**\$1,900,000.00**



A unique industrial building strategically located just east of Downtown Colorado Springs. Minutes from I-25 this property offers ideal warehousing, manufacturing or assembly space with a combination of private offices and open office landscape.



**Randy Churchill Dowis**  
Principal | Senior Broker

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Associate Broker

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**John Benson**  
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# Features & Benefits – 535 East Cimarron

**RARE DOWNTOWN WAREHOUSE (ADJACENT TO CBD)**

**9,100 SF Industrial Space**

TOTAL SQUARE FOOTAGE:	± 13,250
SITE:	± 21,155 SF
ZONING:	BP
SIGNAGE:	On-Building
I-25 ACCESS:	5 Minutes to the West
CENTRAL BUSINESS DISTRICT:	Walking Distance
SITE ACCESS:	Immediately South of Intersection Costilla & El Paso
CONSTRUCTION:	Split Faced Block
TAX SCHEDULE NO.:	64184-14-133

PROPERTY TAXES:	\$23,904.99 (2023 Taxes Due 2024)
CLEAR HEIGHT:	± 12 Feet (Columnless)
ELECTRIC:	208   120 Volts 3 Phase 4 Wire
SERVICE COURT:	Concrete
PARKING:	14 Spaces Plus On Street (non-Metered)
NNN:	EST. \$2.35 PSF
DRIVE-IN DOORS:	(5) 8'x9'
Roof:	NEW 2022
RTU:	NEW 2022
SPRINKLER SYSTEM:	No
PRICE REDUCTION:	<b>\$1,900,000.00</b>



**Exclusively Marketed By:**

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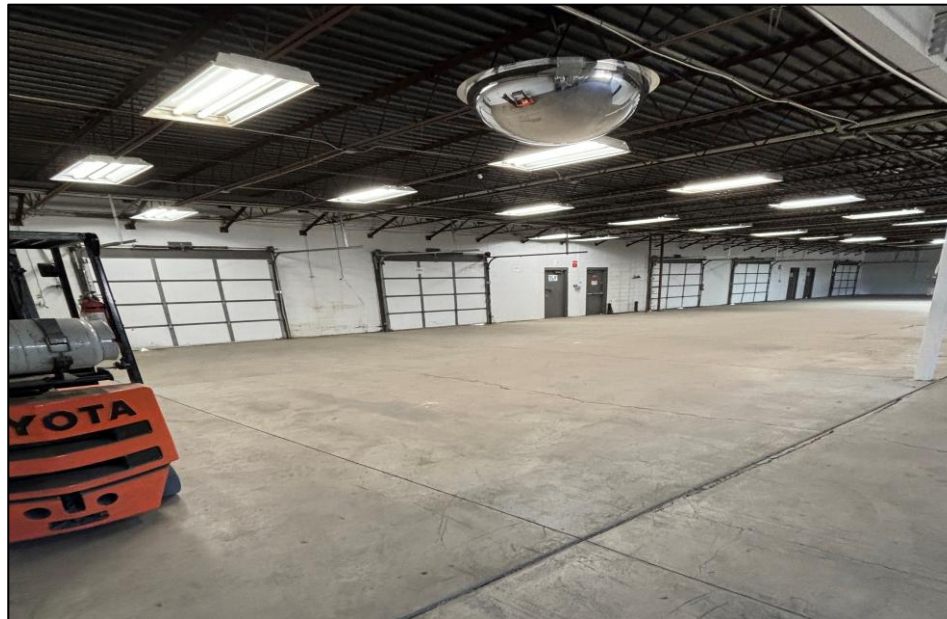
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09/22/2025









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