

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.



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NAI Highland

Features & Benefits – 535 East Cimarron

RARE DOWNTOWN WAREHOUSE (ADJACENT TO CBD)

9,100 SF Industrial Space

TOTAL SQUARE FOOTAGE:	$\pm 13,250$	PROPERTY TAXES:	\$23,904.99 (2023 Taxes Due 2024)
SITE:	$\pm 21,155$ SF	CLEAR HEIGHT:	± 12 Feet (Columless)
ZONING:	BP	ELECTRIC:	208 120 Volts 3 Phase 4 Wire
SIGNAGE:	On-Building	SERVICE COURT:	Concrete
I-25 ACCESS:	5 Minutes to the West	PARKING:	14 Spaces Plus On Street (non-Metered)
CENTRAL BUSINESS DISTRICT:	Walking Distance	NNN:	EST. \$2.35 PSF
SITE ACCESS:	Immediately South of Intersection Costilla & El Paso	DRIVE-IN DOORS:	(5) 8'x9'
CONSTRUCTION:	Split Faced Block	Roof:	NEW 2022
TAX SCHEDULE NO.:	64184-14-133	RTU:	NEW 2022
		SPRINKLER SYSTEM:	No
		PRICE REDUCTION:	\$1,900,000.00

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Exclusively Marketed By:

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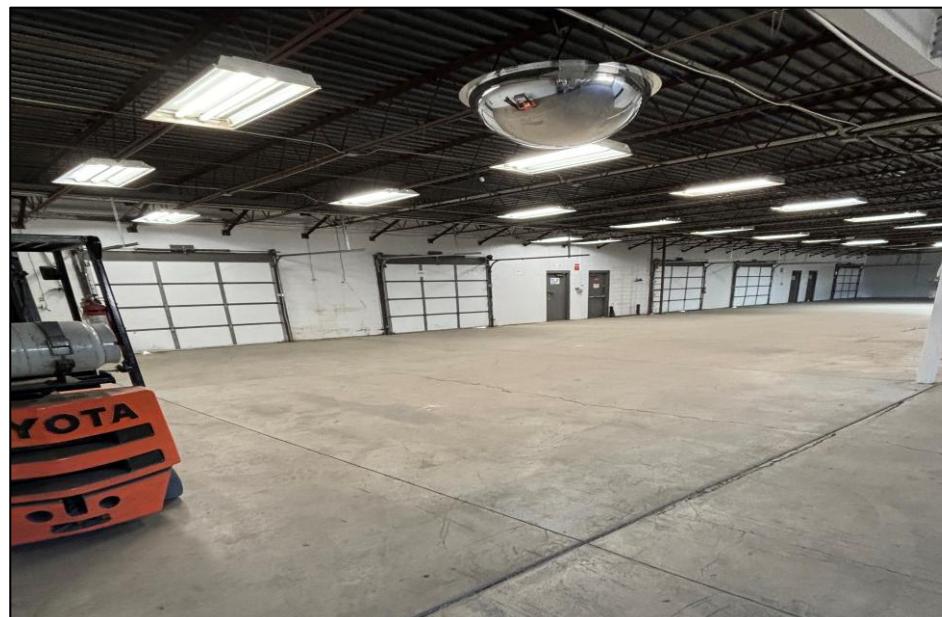
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09/22/2025



RANDY CHURCHILL DOWIS
INDUSTRIAL TEAM





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