

3295 FILLMORE RIDGE HEIGHTS

3295 Fillmore Ridge Heights
Colorado Springs, CO 80907

Industrial For Sale

6,000 SF



Sale Information:
303.893.1886

Sam Slaton **Mark Dwyer**
303.517.5183 303.877.1620
sslaton@lpc.com mdwyer@lpc.com

Lincoln

2000 S Colorado Blvd
Tower 3, Suite 825
Denver, CO 80222

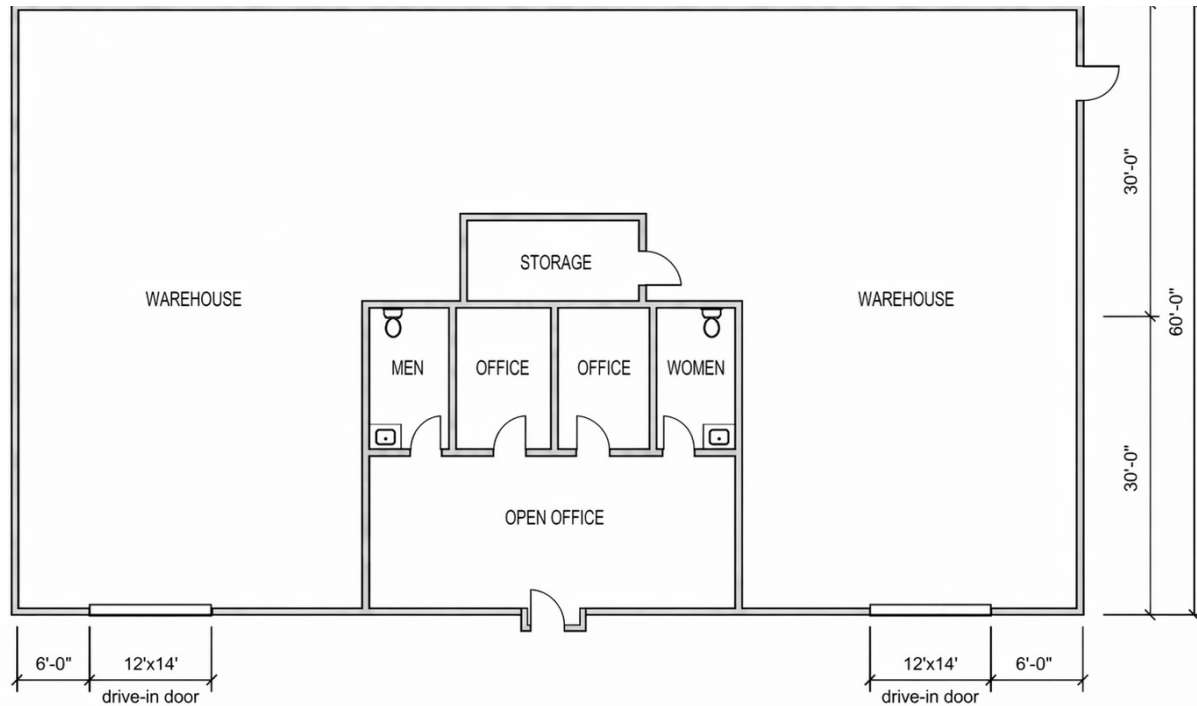
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Offering Summary

Sale Price:	\$995,000
Building Size:	6,000 SF
Office:	1,188 SF
Lot Size:	0.74 Acres
Year Built:	2005
Loading:	2 grade-level, drive-in doors (12' x 14')
Power:	500 amps 208/120 3-phase, 4-wire (to be verified by buyer)
Clear Height	15' - 16'

Property Overview

Introducing a prime investment opportunity in Colorado Springs, CO! This impressive industrial property encompasses a well-maintained 6,000 SF building, constructed in 2005 to meet the highest standards of quality and functionality. Boasting a desirable BP zoning, this facility is perfectly positioned to support a wide range of industrial, warehouse, and distribution ventures. With a strategic location in the dynamic Colorado Springs area, this property offers an exceptional foundation for growth and success. Don't miss the chance to secure your position in this thriving market with this exceptional property offering.

Property Highlights

- Can accommodate a single full-building user or be demised down to 3,000 SF, offering flexibility for two tenants or an owner-user to occupy a portion and lease the balance
- Oversized grade-level, drive-in doors
- Clear span & column free
- Fenced and gated yard
- Two-minute drive time to I-25
- Zoning: Industrial - BP

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Property Photos



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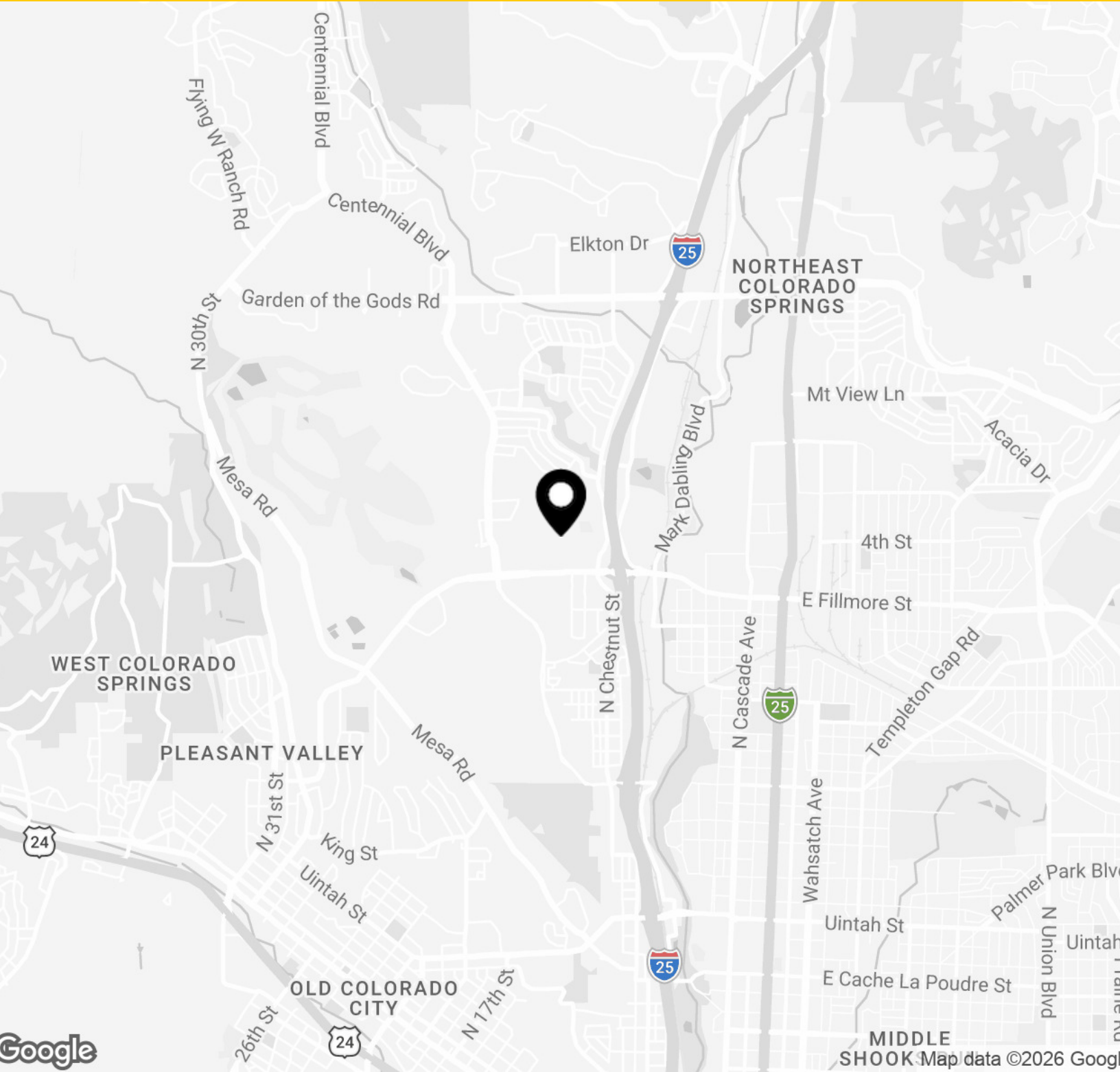
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Location Map

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