

3120 BEACON STREET

Colorado Springs, CO

LIGHT INDUSTRIAL
FOR SALE



143,615
VEHICLES
PER DAY



Fillmore

35,280
VEHICLES
PER DAY



Beacon St

RARE LIGHT INDUSTRIAL SMALL FORMAT INVESTMENT

\$1,725,000 PURCHASE PRICE | **7.61%** CAP RATE

Matt Call
303.956.5781
matt.call@navpointre.com

Jeff Brandon
303.870.4091
jeff.brandon@navpointre.com

Renee Newland
719.659.7762
renee.newland@navpointre.com

navpoint
REAL ESTATE GROUP

PROPERTY DETAILS

PROPERTY ADDRESS 3120 Beacon Street
Colorado Springs, CO

COUNTY El Paso

BUILDING SIZE 7,000 SF

UNIT SIZES 700 SF x 10

CLEAR HEIGHT 14 Feet

LOADING 1- 10' x 10' Drive-In
Loading Door Per Unit

ZONING M-1, Colorado Springs

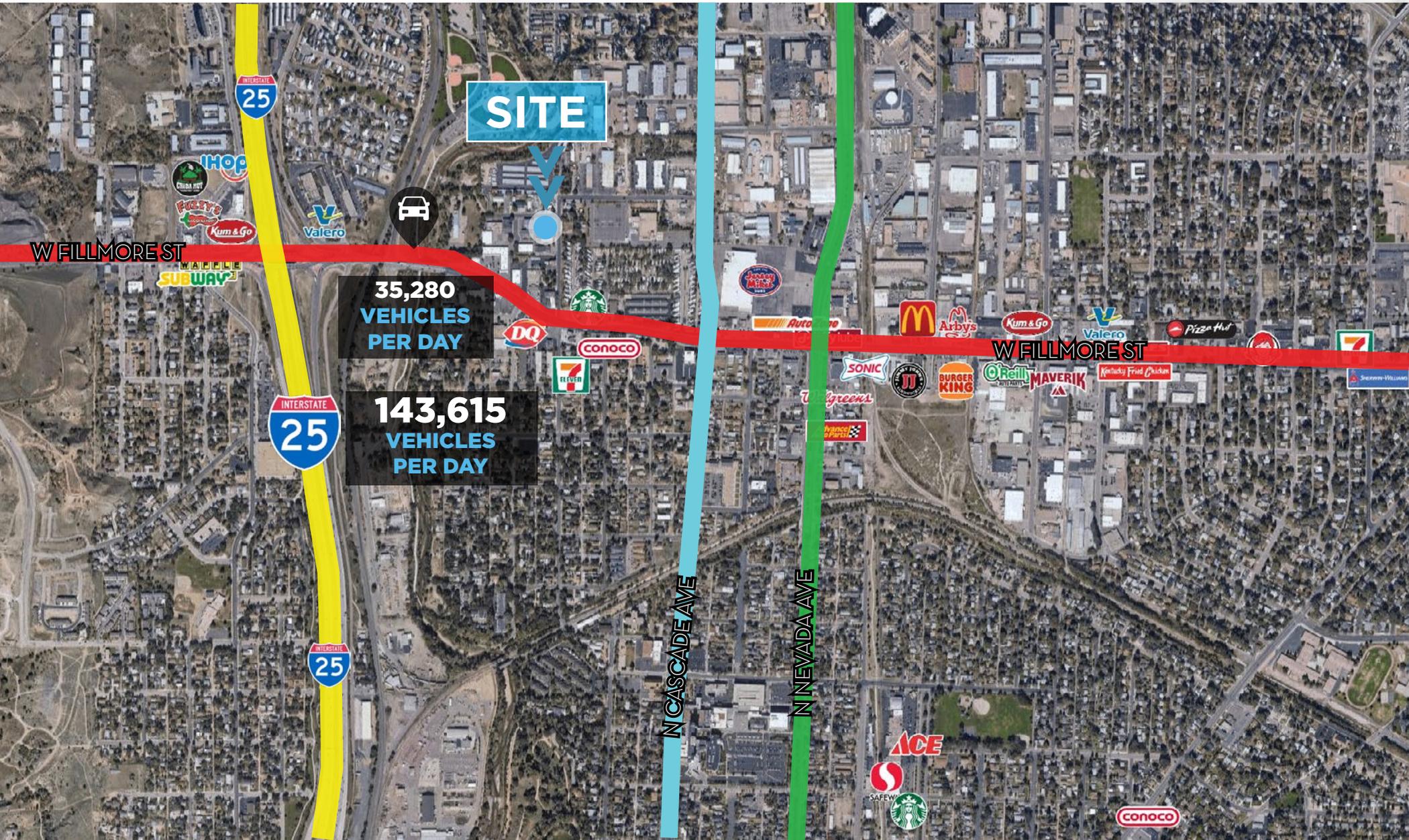
YEAR BUILT 1979

YEAR RENOVATED 2022

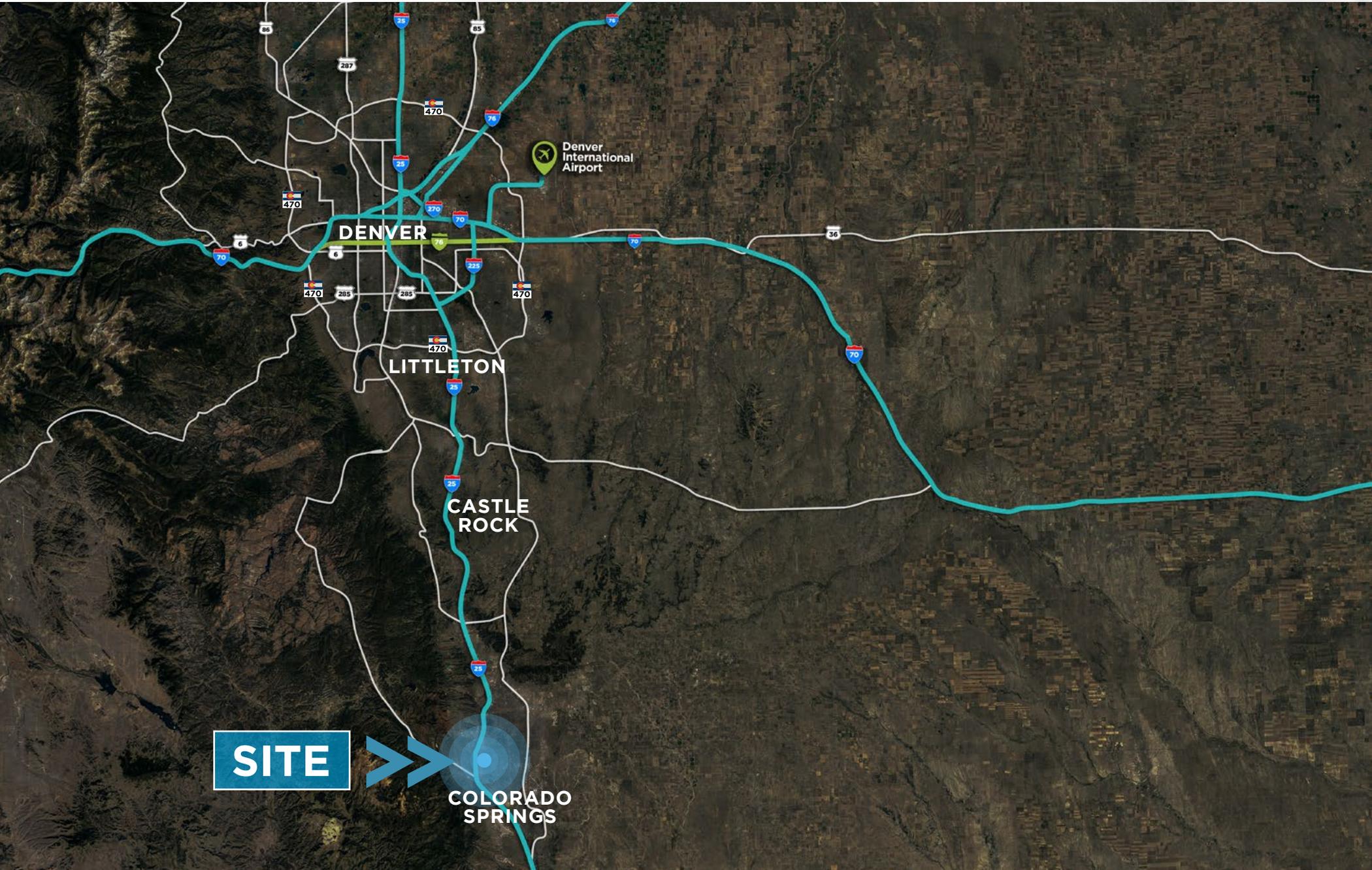
- Significant Leasing Demand for Small Format Industrial
- Fully Fenced and Secured Yard
- Brand New Asphalt on entire site
- OH Doors and bathrooms in every single unit
- Conveniently located less than 2 minutes from I-25/Fillmore interchange



SURROUNDING RETAIL



LOCATION MAP



SITE

COLORADO SPRINGS

ADDITIONAL PHOTOS





ADDITIONAL PHOTOS



3120 BEACON STREET

Colorado Springs, CO

LIGHT INDUSTRIAL
FOR SALE



143,615
VEHICLES
PER DAY

Fillmore



35,280
VEHICLES
PER DAY



Beacon St

RARE LIGHT INDUSTRIAL SMALL FORMAT INVESTMENT

\$1,725,000 PURCHASE PRICE | **7.61%** CAP RATE

Matt Call
303.956.5781
matt.call@navpointre.com

Jeff Brandon
303.870.4091
jeff.brandon@navpointre.com

Renee Newland
719.659.7762
renee.newland@navpointre.com

navpoint
REAL ESTATE GROUP