



MULTI TENANT NET LEASED INVESTMENT OFFERING

4220 MARK DABLING BOULEVARD

COLORADO SPRINGS, CO 80907

\$8,995,000

6% Cap Rate on Current NOI
Projected 8.75% ROC after 3 Years*



Property Website:



±48,600 SF INDUSTRIAL - 4.91 ACRES M-1 ZONED - FENCED & GATED YARD

www.4220MarkDabling.com

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RECENT MAJOR BUILDING UPGRADES



BELOW MARKET NOI OFFERS SIGNIFICANT UPSIDE OPPORTUNITY!!

Property Details

48,600+/- SF Industrial facility strategically located in the North Interstate 25 submarket. The property is located minutes to two Interstate 25 interchanges (Garden of the Gods Road and Fillmore Road). 100% leased to two national credit tenants. Recent building upgrades include updated HVAC units, parking lot lighting, landscaping, new electrical transformers and more

Tenant Details

White Cap

- ±26,600 SF (with captive +/-1.75 acre fenced/gated yard)
- Current term through August 2027
- Below market rent (\$10.07 NNN as of 8/1/24)

Solmetex

- ±22,000 SF office/warehouse (shared fenced parking & truck court)
- New 7 year Initial Term as of August 2024
- Market rent (\$12.50 NNN as of 8/1/24)

Building Size	± 48,600 SF
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Total Site Size	4.91 Acres w/ fenced yard
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Clear Height	26' with ESFR Fire Suppression
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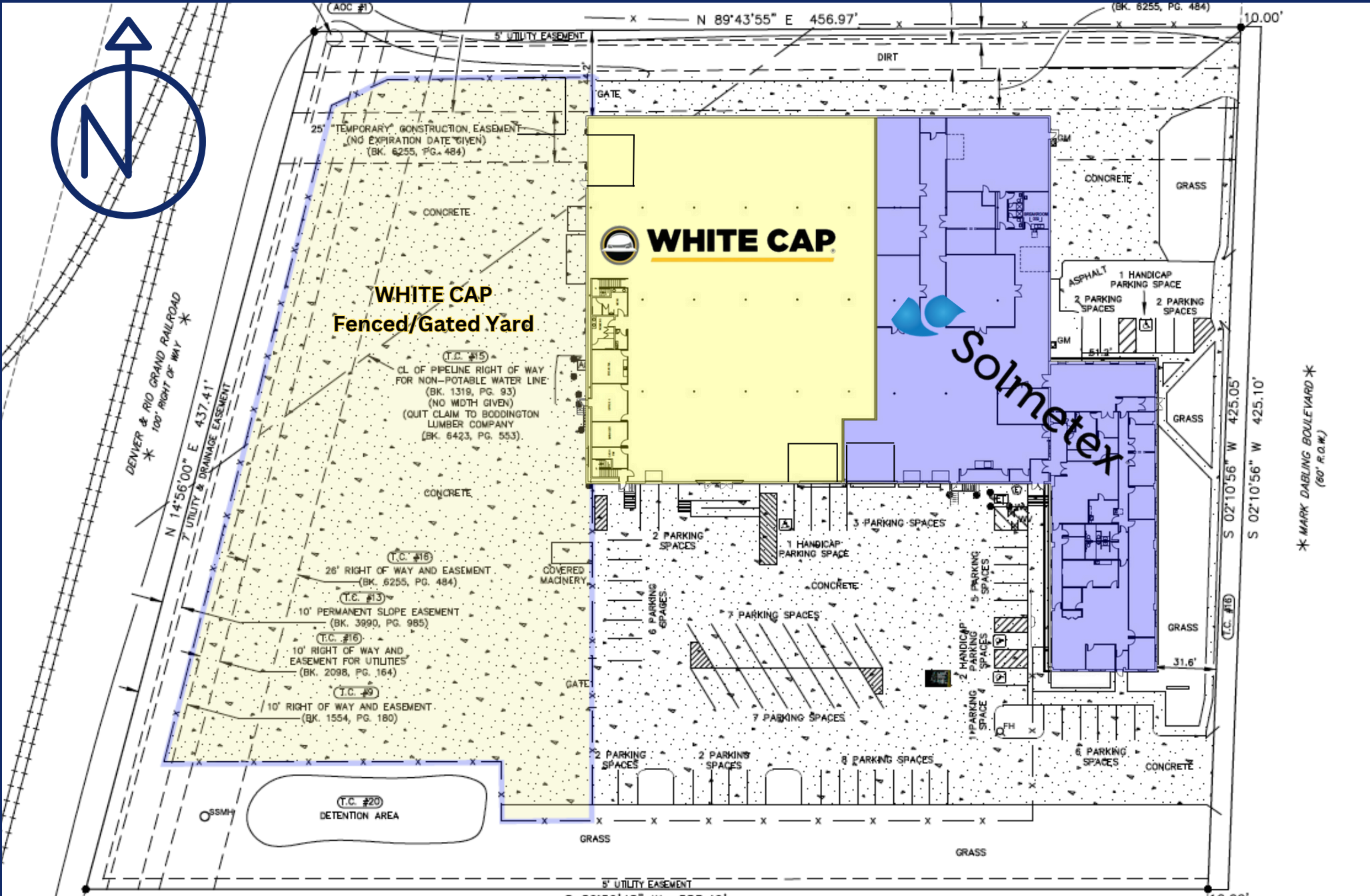
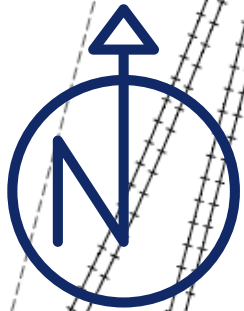
Loading	(1) 10'x12' Drive-in, (2) 10'x10' Dock-high w/ leveler, (2) 20'x16' Dock-high
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Power	Dual Fed 480V/3 Phase, 1,200 Amp
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Parking	64 Spaces
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Zoning	M-1 (Heavy Industrial)
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SITE PLAN





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Garden of the Gods Rd



Half mile to I-25 Interchange
@ Garden of the Gods Rd

(60 Miles North to Denver)



Mount View Ln

Nevada Ave

Nichols Blvd

Mark Dabling Blvd

Fillmore Rd



1.5 miles to I-25 Interchange
@ Fillmore Road

(45 Miles South to Pueblo)

FOR MORE INFORMATION, PLEASE CONTACT:

MIKE HELWEGE SIOR
Principal
719.611.6811
mike@COREcommbc.com

PARKER CURRY
Broker
719.337.1367
parker@COREcommbc.com

5825 MARK DABLING BLVD SUITE 110 COLORADO SPRINGS, CO 80919

*NOI calculation 8/1/24 - 7/31/25 ; Call for details on ROC calculation.

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