

**Sales Price \$1,560,880**

**NAI Highland**  
Commercial Real Estate Services, Worldwide.

**MKS Instruments Building  
Industrial For Sale**  
Corporate Surplus Real Estate



**4975 North 30<sup>th</sup> Street • Colorado Springs, CO 80907**

The MKS property is located in northwest Colorado Springs in the heart of the Garden of the Gods submarket. Easily accessible via the I-25 and Garden of the Gods Interchange, the ±24,760-SF building sits on 4.30 acres, which allows for substantial on-site expansion.

Exclusively Marketed By:

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R 05/19/14 CSCP#28791084

## Aerial Legend

- |                                         |                                  |
|-----------------------------------------|----------------------------------|
| 1 Verizon Wireless & ACS Service Center | 15 Western Forge                 |
| 2 Wendy's                               | 16 Colorado Technical University |
| 3 SRAM                                  | 17 La Quinta Inn                 |
| 4 Chick Fil-A                           | 18 Days Inn                      |
| 5 Chefs Catalog                         | 19 Super 8 Motel                 |
| 6 Schlotzky's                           | 20 Quality Inn & Suites          |
| 7 El Paso County Offices                | 21 Towne Place Suites            |
| 8 Corinthian Colleges                   | 22 Spring Canyon Apts            |
| 9 Ruby Tuesday                          | 23 LSI Corp                      |
| 10 Taco Bell                            | 24 Accolade Fitness              |
| 11 McDonald's                           | 25 Verizon Data Center           |
| 12 Carl's Jr                            | 26 FedEx                         |
| 13 Goodwill                             | 27 Tech for Less                 |
| 14 Micrometals                          | 28 Grainger                      |
|                                         | 29 Entegris                      |

## Building Information

BUILDING SIZE	Main Level: ±18,161 SF
	West Mezzanine: ±2,604 SF
	North Mezzanine: ±2,645 SF
	East Mezzanine: ±1,250 SF
	Total: ±24,760 SF
FINISH	Approximately 35% office/65% warehouse & manufacturing
YEAR BUILT	1983
CONSTRUCTION	Concrete panels and masonry on concrete stem wall foundation
CEILING HEIGHT	18' height in manufacturing area
FLOORING	4" concrete slab in manufacturing area
ROOF	Pan steel covering over steel joists
POWER	480V/3Phase/2 Megawatts
LOADING DOORS	<ul style="list-style-type: none"> <li>• Four (4) overhead doors from 10'-16' in height</li> <li>• Two (2) dock-high doors with load levelers</li> </ul>

## Site Information

ZONING	PIP-2 (Planned Industrial Park) City of Colorado Springs
LOT SIZE	4.30 acres or 187,313 SF (Substantial on-site expansion capabilities)

## Property Information

LEGAL DESCRIPTION	Lot 1, ETO Subdivision Filing Number 1, Colorado Springs, CO
TAX SCHEDULE NO	73233-01-029

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