

INDUSTRIAL / SPECIALTY BUILDING FOR SALE

1130 Pecan Street

COLORADO SPRINGS, CO 80904



Property Description

1130 PECAN STREET is a renovated industrial/specialty building located in the southwest submarket just off 21st St. and Cimarron St. The building sits on a 14,400 SF fenced and secured lot.

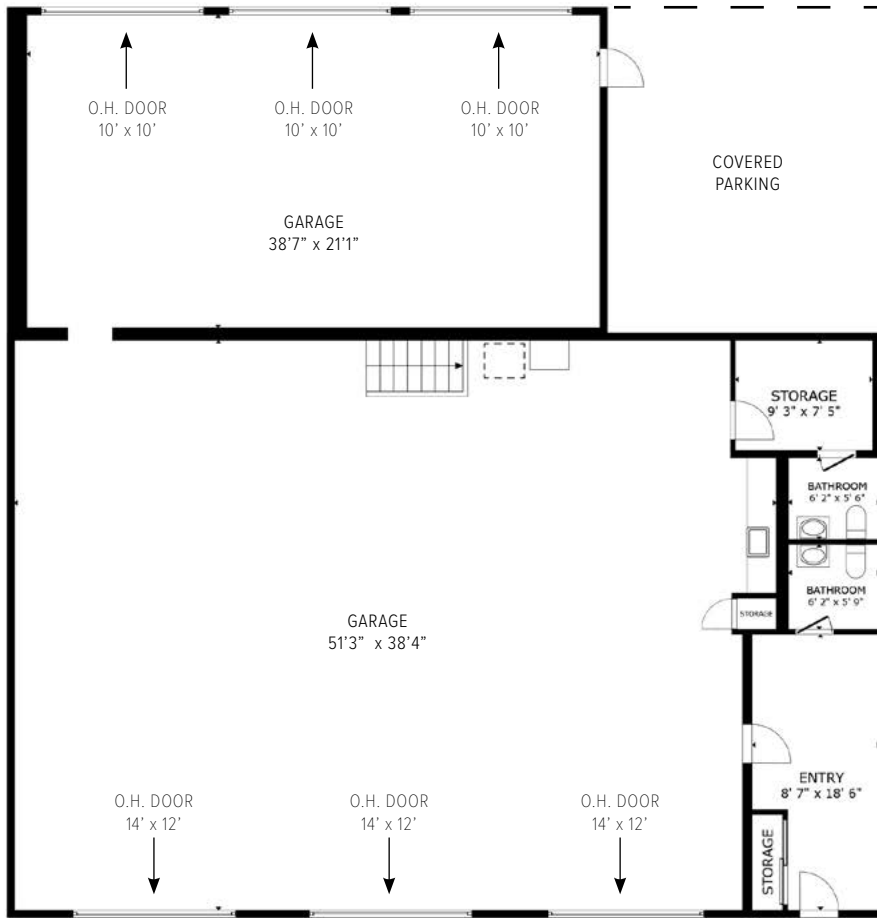
- Ceiling Height: 18'
- Drive-In Doors: (3) 10' x 10', (3) 14' x 12'
- Power: 3-Phase, 200 Amps, 208 Volts
- Fenced and secured yard
- Service garage with mezzanine featuring a kitchenette, bathroom and shower, lounge area and outdoor balcony.
- Great views of mountains and Garden of the Gods from the 2nd floor balcony.
- Boutique service center or private and secured car barn / luxury man cave. A car collector or race car drivers dream!

Property Summary

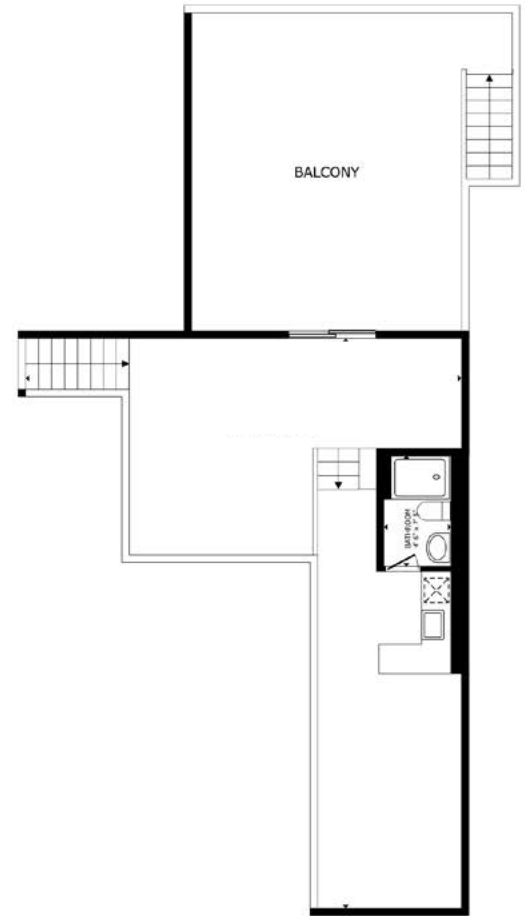
BUILDING SIZE:	3,280 SF
SALE PRICE:	\$1,495,000 (\$455.79/SF)
LOT SIZE:	14,400 SF
YEAR BUILT/RENOVATED:	1986/2020
ZONING:	M1/CR
PARKING:	Approx. 30 Spaces
TAX SCHEDULE NUMBER:	7414214021
TAXES (2023):	\$8,206.84



FLOOR PLAN
1130 PECAN STREET
3,280 SF AVAILABLE



FLOOR 1



FLOOR 2

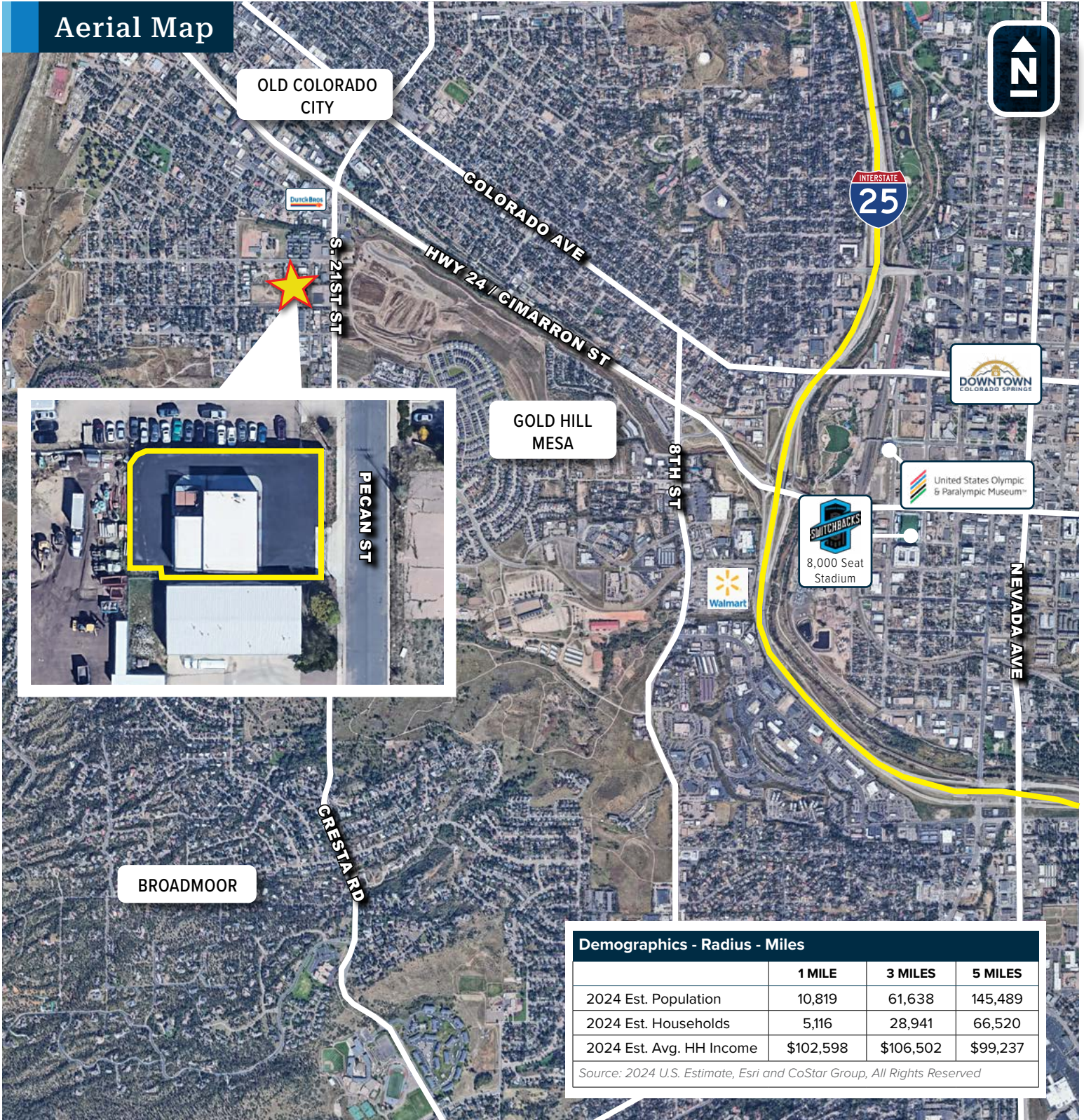
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Aerial Map



Demographics - Radius - Miles			
	1 MILE	3 MILES	5 MILES
2024 Est. Population	10,819	61,638	145,489
2024 Est. Households	5,116	28,941	66,520
2024 Est. Avg. HH Income	\$102,598	\$106,502	\$99,237

Source: 2024 U.S. Estimate, Esri and CoStar Group, All Rights Reserved