

For Sale or Lease: Functional Low Coverage Industrial (IOS) with Powers Blvd Frontage

📍 2480-2490 N POWERS BLVD | COLORADO SPRINGS, CO 80915



Inquire with Broker | **\$23,000/Mo. NNN**
SALES PRICE | **LEASE RATE**



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INDUSTRIAL BUILDING AVAILBLE

PROPERTY FACTS

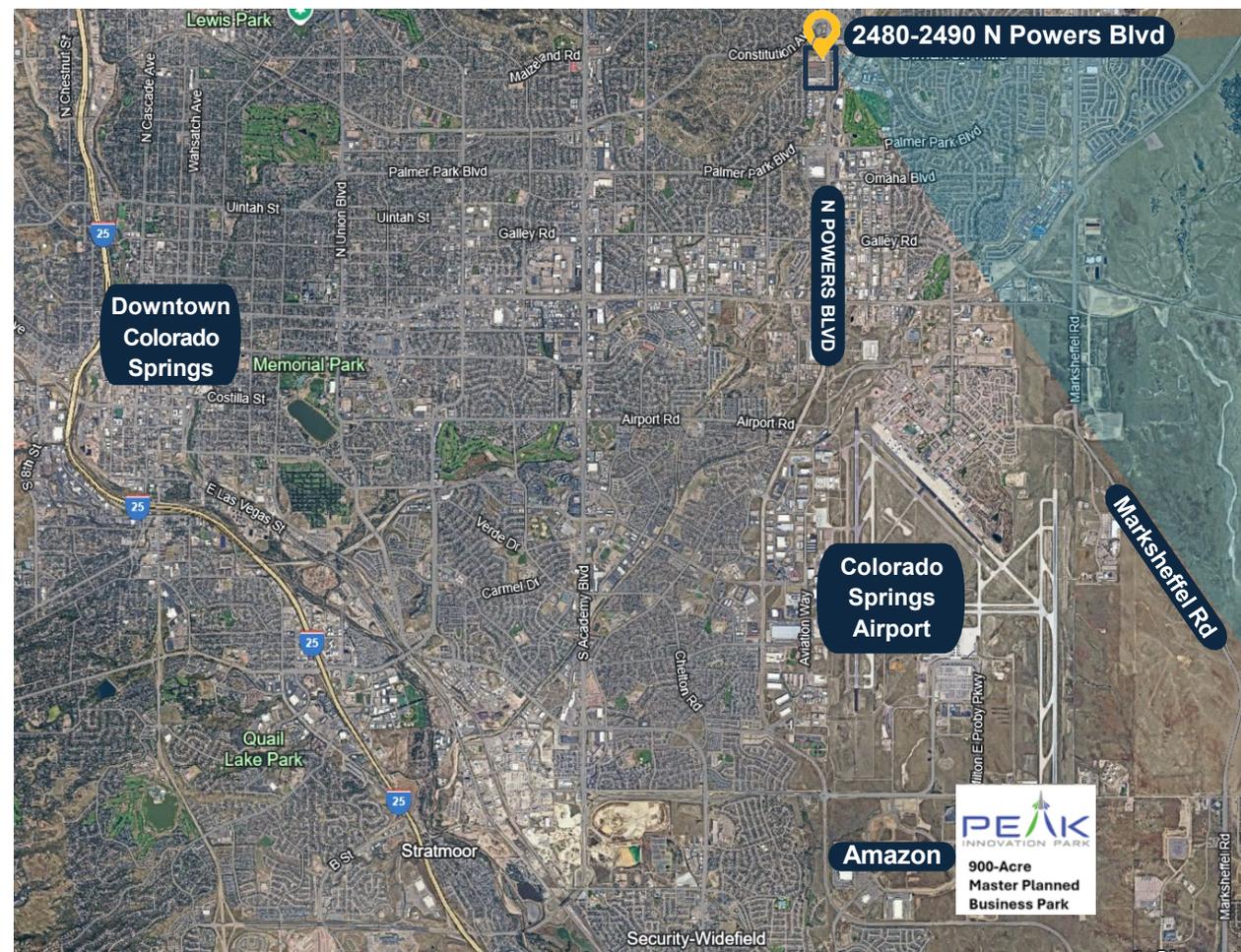
Address	2480-2490 Victor Place
Available SF	± 5,580 Bldg 1 ± 2,192 Bldg 2 ± 7,772 Total SF
Zoning	BP (Business Park) AO
Site Size	± 4.37 AC
Clear Height	± 13' - 19'
Parking	± 58 Spaces
Year Built	1997

PROPERTY HIGHLIGHTS

- Infill Industrial IOS asset with frontage along Powers Blvd and unprecedented exposure to over 50K+ vehicles per day.
- Major capital improvements pending to the entire site.
- The property is comprised of two well-maintained buildings totaling 5,580SF & 2,192 (respectively) with multiple oversized drive-in doors.
- This versatile asset boasts the ability to accommodate multiple tenants or a single user looking for surplus acreage along a major thoroughfare.
- 2024 Property Taxes: \$13,430.02



AERIAL



DRIVE TIMES

1 minute
POWERS BLVD

17 minutes
COLORADO SPRINGS AIRPORT (COS)

19 minutes
I-25 N

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	9,160	109,070	255,241
2024-2029 Projected Growth	0.7%	0.8%	0.9%
2024 Households	3,553	43,124	100,478
2024 Avg. Household Income	\$92,371	\$85,629	\$86,829

FOR MORE INFORMATION

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