

FOR SALE | INDUSTRIAL / COMMERCIAL BUILDING

OWNER USER OR REDEVELOPMENT OPPORTUNITY



802 S Wahsatch Ave.
Colorado Springs, CO 80903

PROPERTY OVERVIEW

802 South Wahsatch Avenue in downtown Colorado Springs is a 20,880 SF industrial/commercial property on 0.93 acres, offered for sale at \$4,176,000 (\$200 PSF). Zoned PDZ (Planned Development Zone), it presents a flexible owner-user or redevelopment opportunity. The property features heavy-duty electrical and water capacity, dock and roll-up door access, and is located within Opportunity and Enterprise Zones, offering long-term upside and potential tax benefits for investors and developers.

PROPERTY INCENTIVES

- Opportunity zone
- Enterprise zone
- Surrounded by Lowell School Multi-Use Redevelopment



ASKING PRICE

\$4,176,000
(\$200 / SqFt)



PROPERTY BUILDING

40,489 SF AC 20,880 SF



ZONING

PDZ (Planned Development Zone)



POWER

800 Amps | 277/480 Volts | 3 Phase | 4 Wire



WATER

Large Water Tap (Commercial Laundry)



CLIMATE CONTROL

HVAC & Evaporative Cooler



LOADING

Van High Dock Platform 10' x 10' Roll Up Doors (x3)



James E. Spittler, Jr. SIOR | Principal

719.332.6528
spittler@highlandcommercial.com

Co-Founder



Randy C. Dowis | Principal

719.650.1332
dowis@highlandcommercial.com



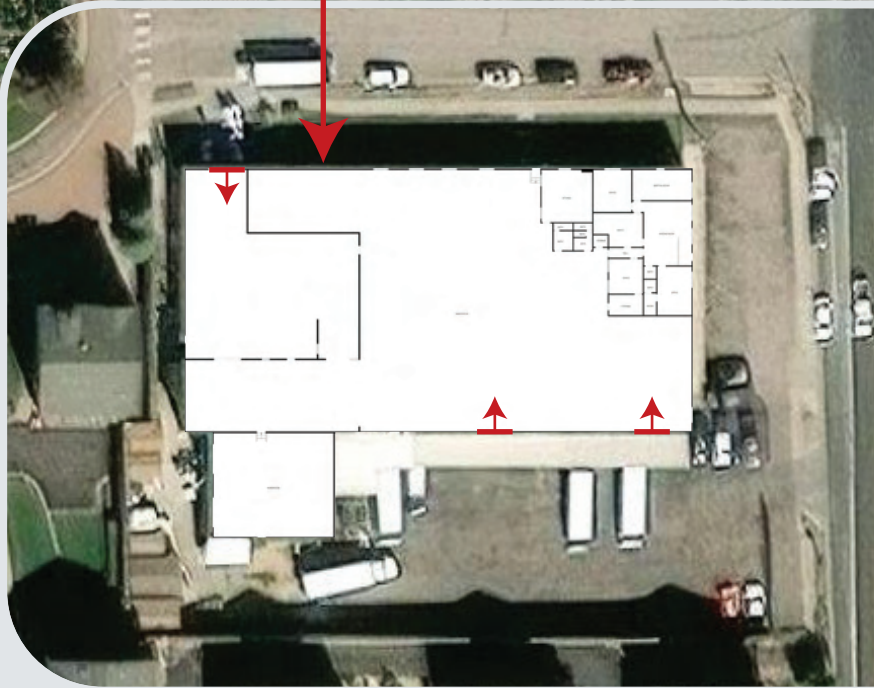
2 N Cascade Ave. Suite 300, Colorado Springs, CO 80903

719.577.0044

www.highlandcommercial.com



Property Video



DRIVE TIMES

North COS	20 min
Denver	50 min
Colorado Springs Airport	15 min
Denver International Airport	1 hr 15 min