

Office/Warehouse Building For Sale

780 SEEDLING COURT, COLORADO SPRINGS, CO 80915



Overview

NOW FOR SALE: 780 Seedling Court

THE ASKING PRICE: \$2,100,000

This is a terrific owner/user building being sold by Hermec Landscaping because they are downsizing and no longer need this large a foot-print for their business operations. They are planning to sell the building and move onto the lot next door at 760 Seedling Court.

The El Paso County Tax Assessor says the building is approximately 7,000 SF on a 39,204 SF lot. The lot is fully fenced with two secured entry gates. The property is zoned BP CU AO and was newly constructed in 2020.

Because the building is only 5 years old, it is in "new condition".

The building is 7,000 total SF. It's got 5,200 SF ground floor (65' X 80') plus 1,800 SF on the 2nd floor. There is approximately 3,400 SF of high cube (20' ceiling height) warehouse with two 14' X 12' overhead doors, plus 3,600 SF of office (1,800 SF on each floor).

The ground floor has a reception area, 4 offices, a conference room, a break area, and two handicap bathrooms. The 2nd floor is built-out into 3 large work rooms and a conference room. (One of the work rooms is built-out into a video production studio for YouTube and internet broadcasting. It could stay or the components could be removed.)

The roof is original. It's EPDM construction. There is 1 RTU that has been serviced regularly, and is in good condition.

The annual property tax is: \$17,026. The annual property insurance is: \$4,339. The typical monthly utility bill is: \$750

For a private showing and all the confidential financial details, call

Tim Leigh: 719-337-9551 or Holly Trinidad: 719-337-0999.

Property Details

Sales Price

■ \$2,100,00

Building Size

■ 7,000 SF

Lot Size

■ 39,204 SF

Zoning

■ BP CU AO

Rev: February 6, 2026

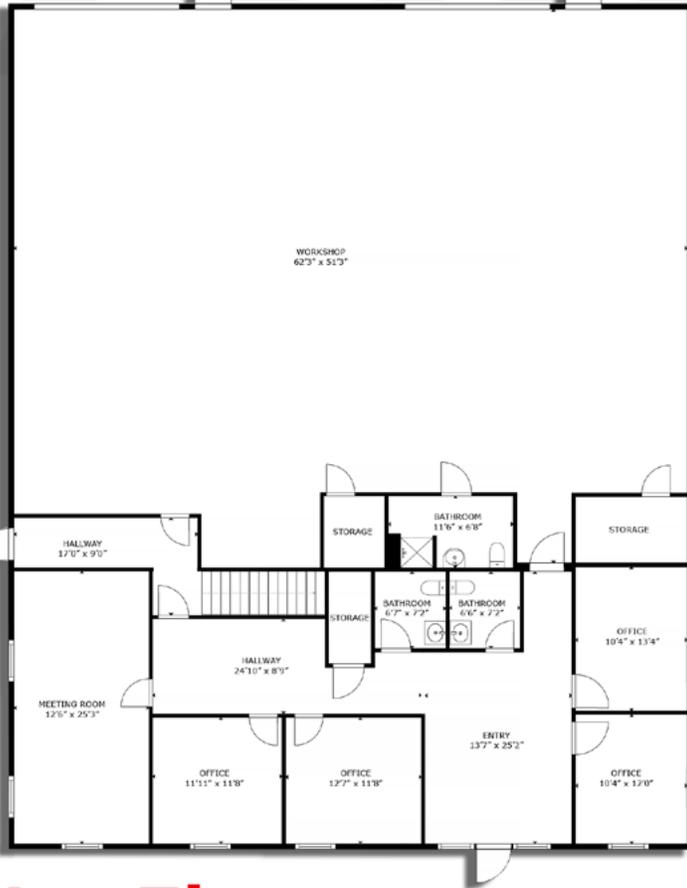


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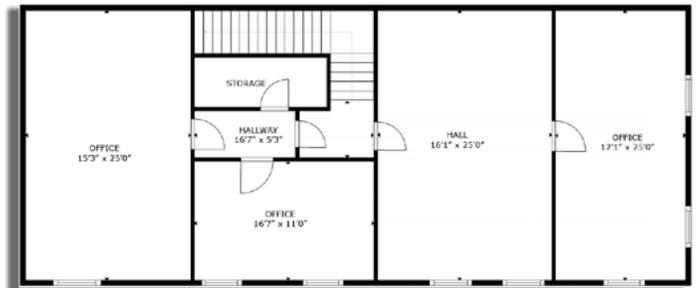
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1st Floor

2nd Floor



7,000 SF

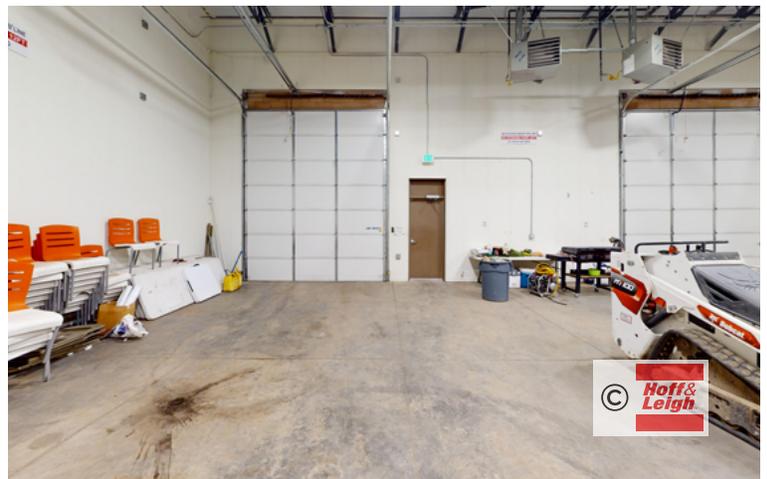
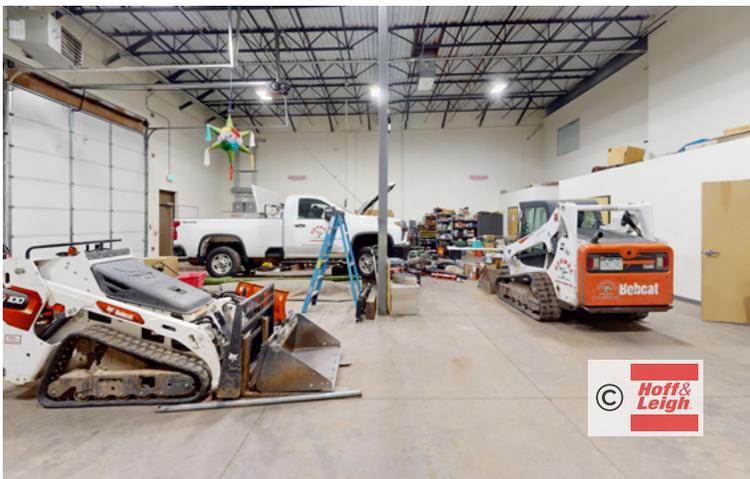
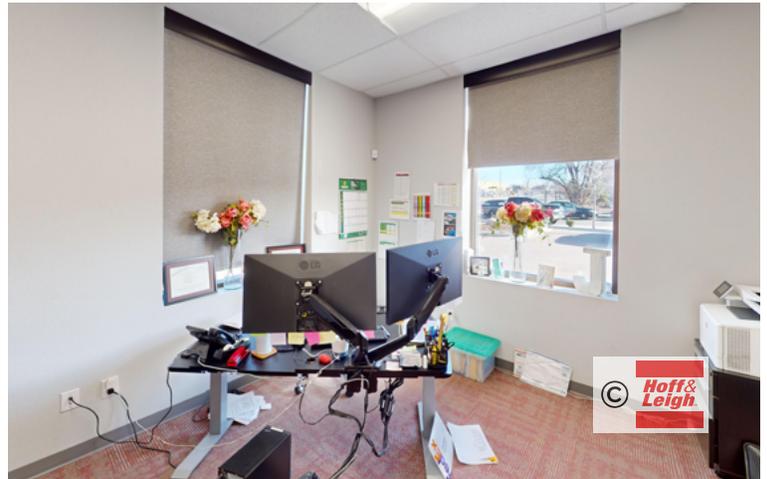
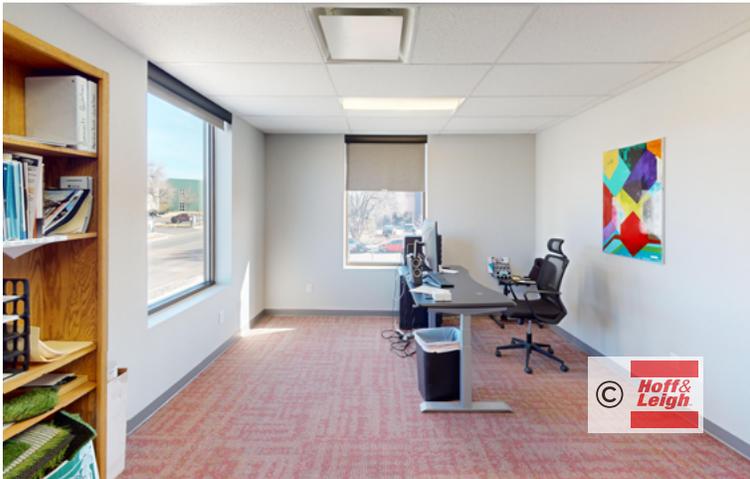
Seedling Court

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All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



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