

# Industrial Building for Sale

8140-8170 SANDY COURT, COLORADO SPRINGS, CO 80939

PRICE REDUCED!



## Overview

Industrial investment available for sale in northeast Colorado Springs, ideal for an owner/user with long term income in place. This property consists of two concrete block buildings (one unit occupied by the seller, the other occupied by a long term tenant) on over 2 acres of land. The property was designed to meet the needs of industrial tenants, making the buildings easy to lease. Each building has approximately 1,800 SF of office, 3,000 SF of warehouse and 1,800 SF of usable mezzanine space. The office portions have 3 offices, a conference room and a reception area, all with high quality finishes. Each unit has (3) 14' drive in doors and 20' - 22' clear height. Each building also has a separately fenced 1 acre yard. Current tenants include a homebuilder and a plumbing company on a 5 year NNN lease with annual increases.

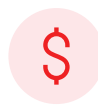



NOI from Tenant - \$101,846.40

Property Taxes - \$37,221.14

## Highlights

- Large Storage Yards
- 14' Overhead Doors
- Heavy Industrial Zoning
- Ideal for Owner/user With Existing Income in Place
- Built in 2019
- 20 Ft. Clear Height

## Property Details

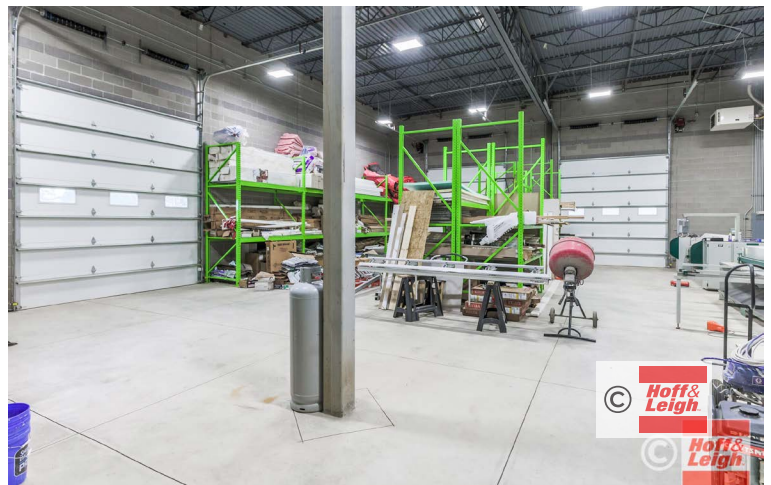
	<b>Sales Price</b> \$3,650,000		<b>Building Size</b> 13,354 SF
	<b>Lot Size</b> 2.09 Acres		<b>Zoning</b> I-3 CAD-O

Rev: November 21, 2024



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## Our Network Is Your Edge

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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