

VALUE ADD



FOR SALE

3315-3445 N Chelton Loop
Colorado Springs, CO 80909

PROPERTY SPECIFICATIONS

 **LOCATION:** 3315-3345 N Chelton Loop
Colorado Springs, CO 80909

 **PROPERTY SIZE:** 3 Buildings Consisting of
± 21,290 sf

LOT SIZE: ±1.54 acres

CAP RATE: 4.9%
PROFORMA CAP RATE: 9.1%

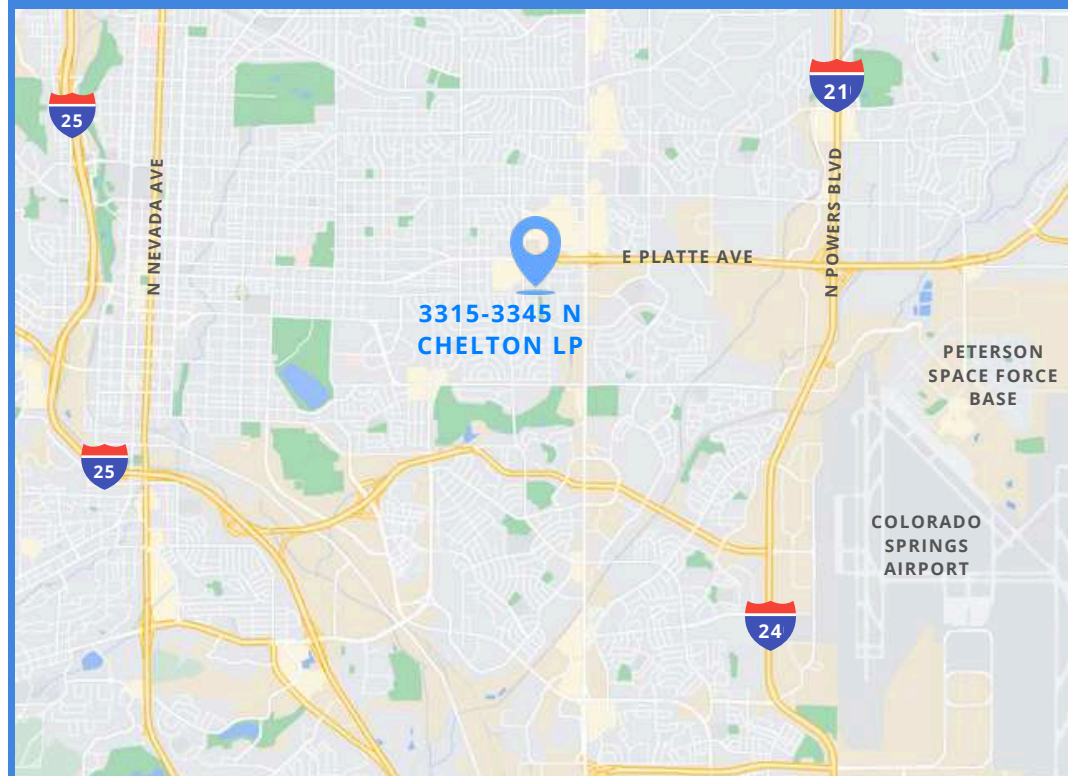
 **SALE PRICE:** \$3,075,000

 **ZONING:** MX-L
Previous C6

ADDITIONAL INFORMATION:

- Multi-Tenant Industrial Investment Property
- Suites are 15% office, 85% warehouse
- 2 minutes away from N Powers Blvd.
- Ample parking
- Shorter term leases
- Small bay suites 1,200 - 1,500 sf
- Built in 1984

MAP





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Peak Commercial Properties believes information contained herein, while not guaranteed, is from sources they believe reliable. `Price, terms, and information are subject to change without notice.

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RENTAL OVERVIEW



3345 N Chelton Loop

± 1,500 SF Units:

- 3345A
- 3345B
- 3345C



The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact



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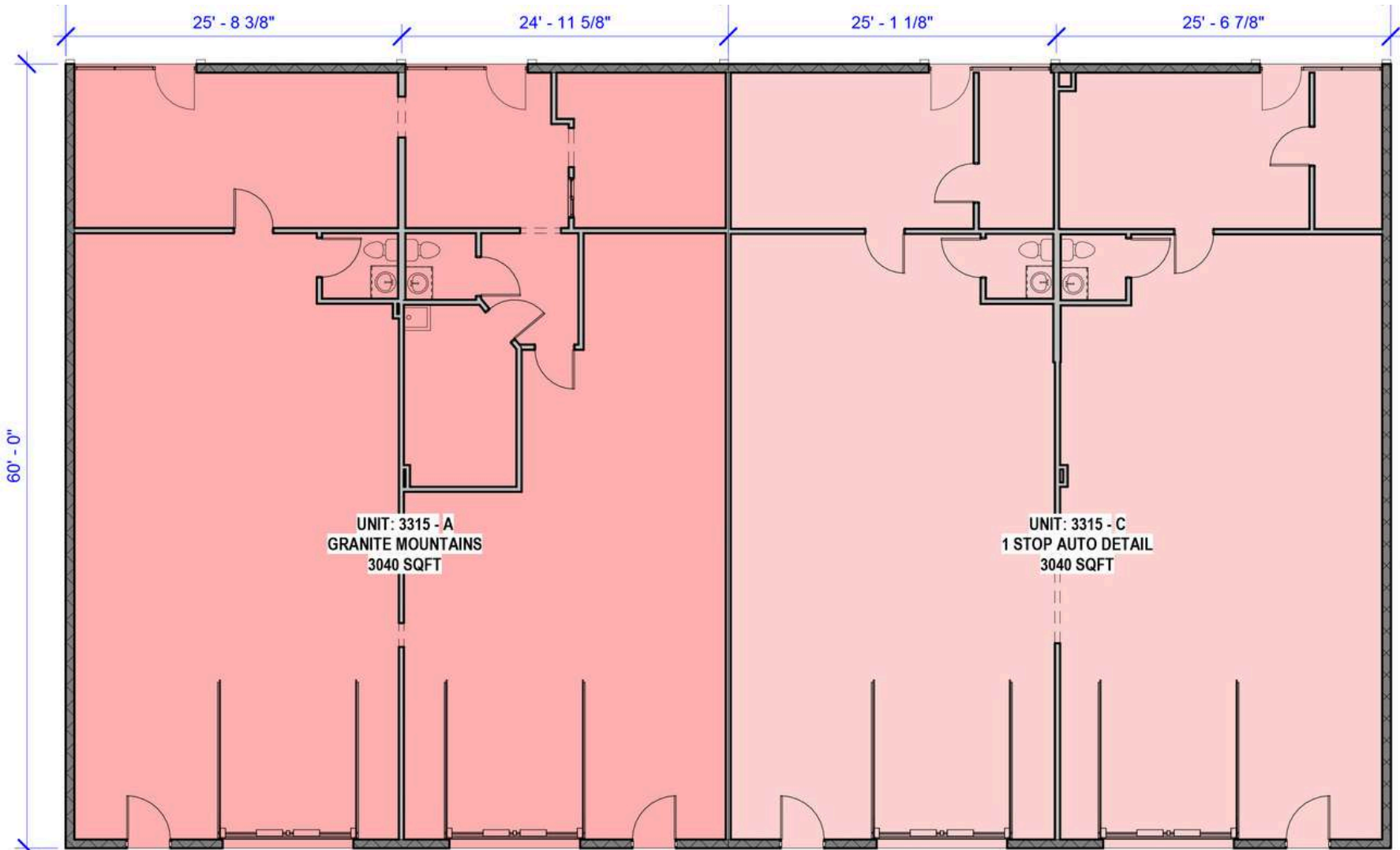
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FLOOR PLAN

3315 N CHELTON LOOP



1

FLOOR PLAN - BUILDING "A"EXISTING

1" = 10'-0"

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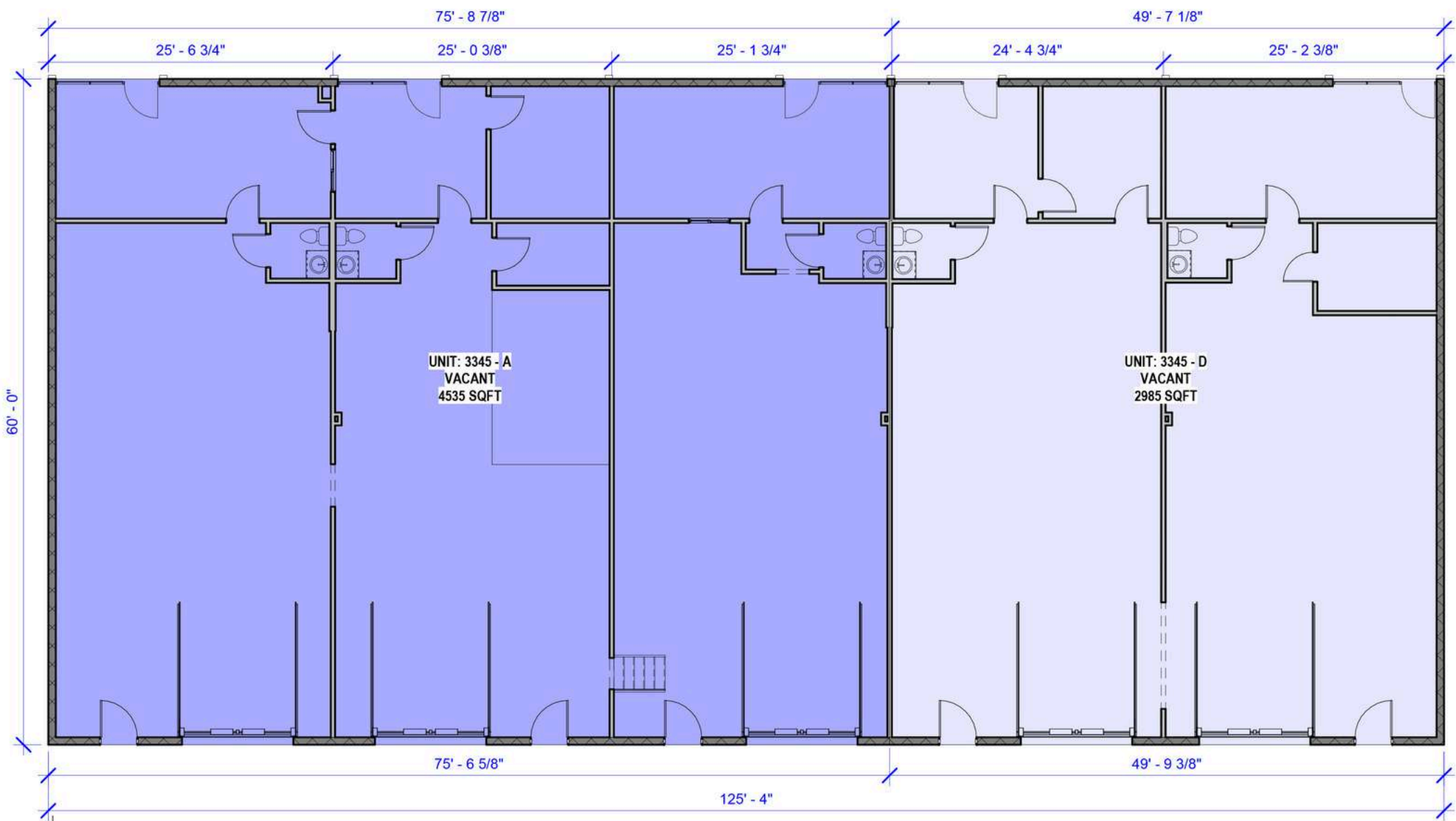
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FLOOR PLAN

3345 N CHELTON LOOP



1

FLOOR PLAN - BUILDING "B"EXISTING
1" = 10'-0"

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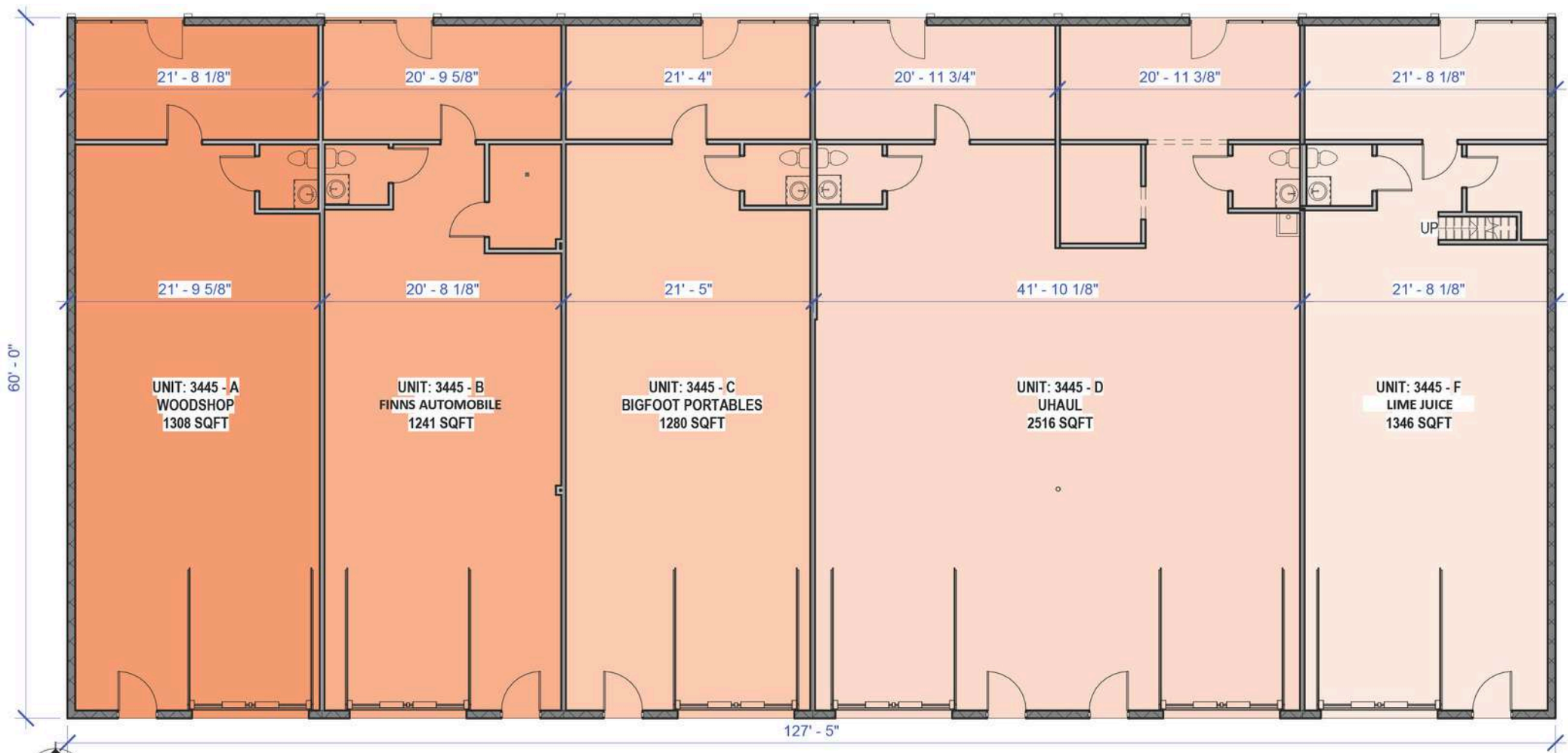
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FLOOR PLAN

3345 N CHELTON LOOP



1 FLOOR PLAN - BUILDING "C" EXISTING
1" = 10'-0"

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