

# VALUE ADD



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

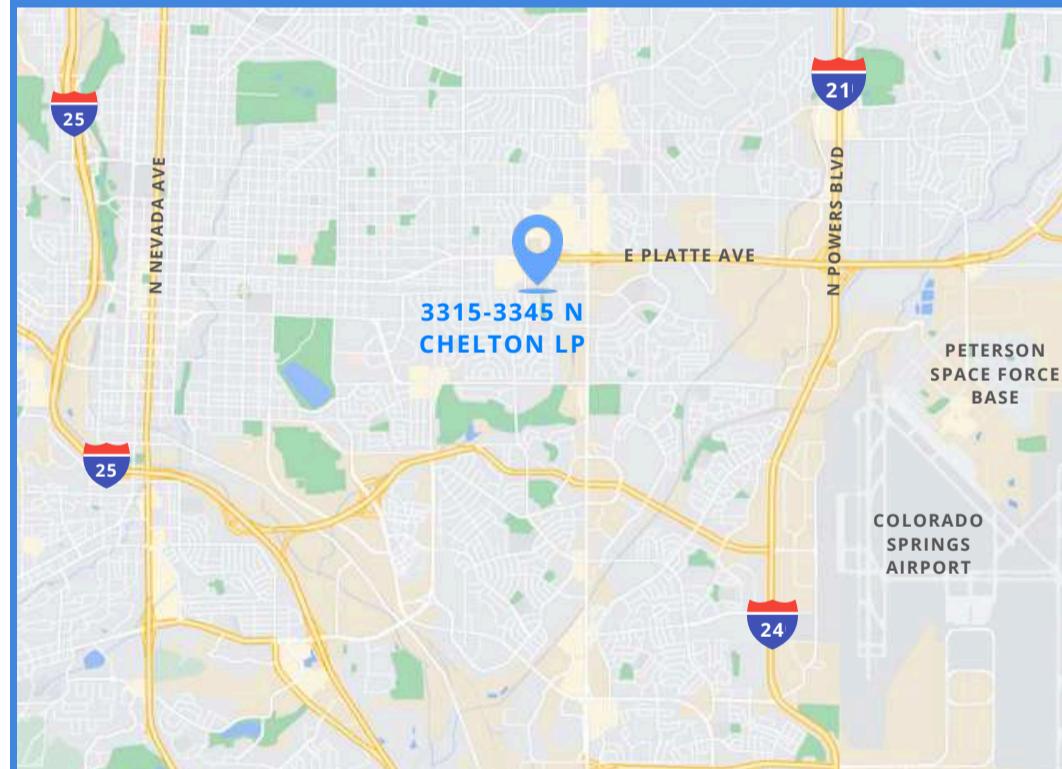
**LOT SIZE:** ±1.54 acres

**CAP RATE:** 4.9%  
**PROFORMA CAP RATE:** 9.1%

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

 **ZONING:** MX-L  
Previous C6

## MAP



## 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

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# FOR SALE

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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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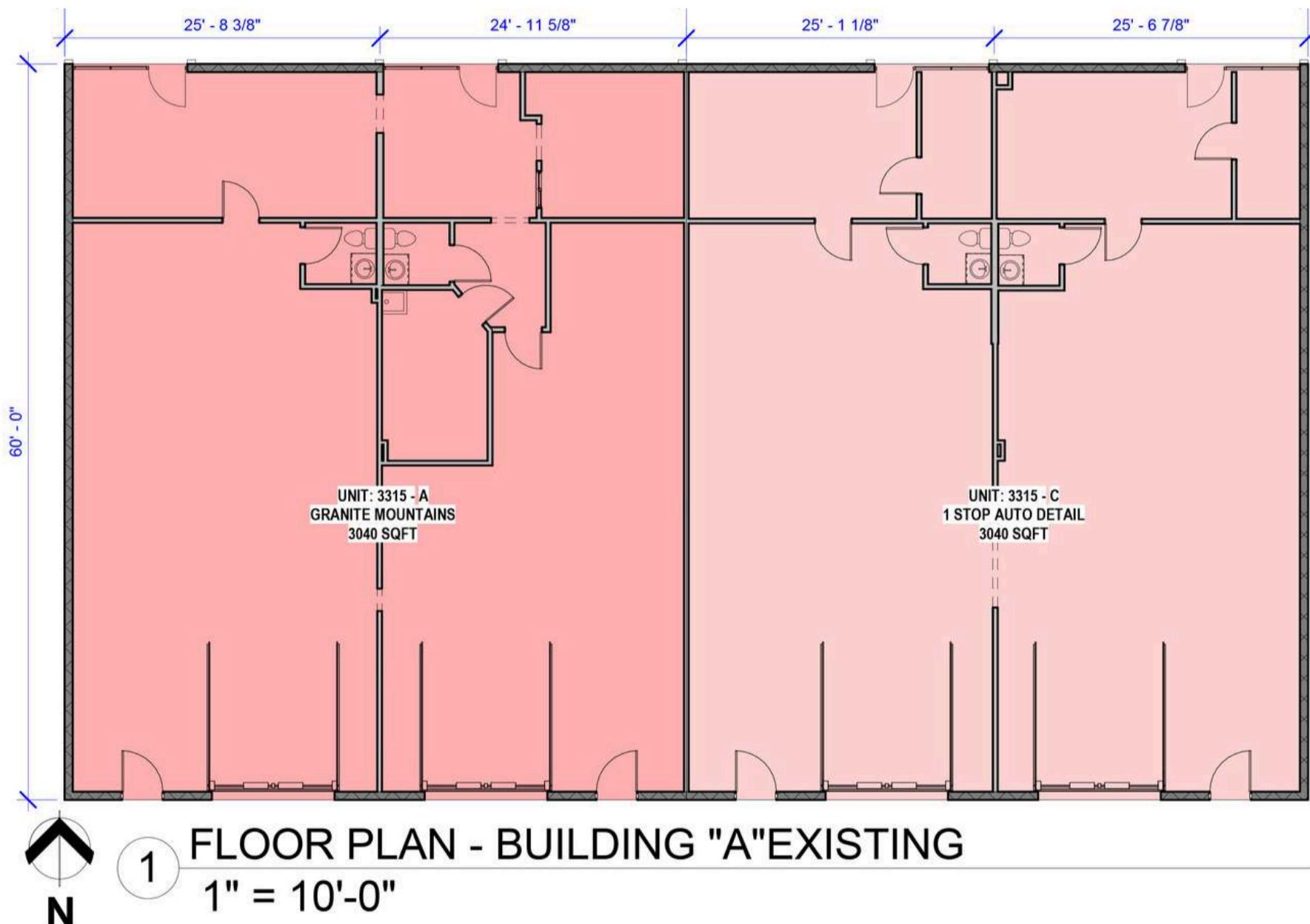
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FLOOR PLAN

3315 N CHELTON LOOP



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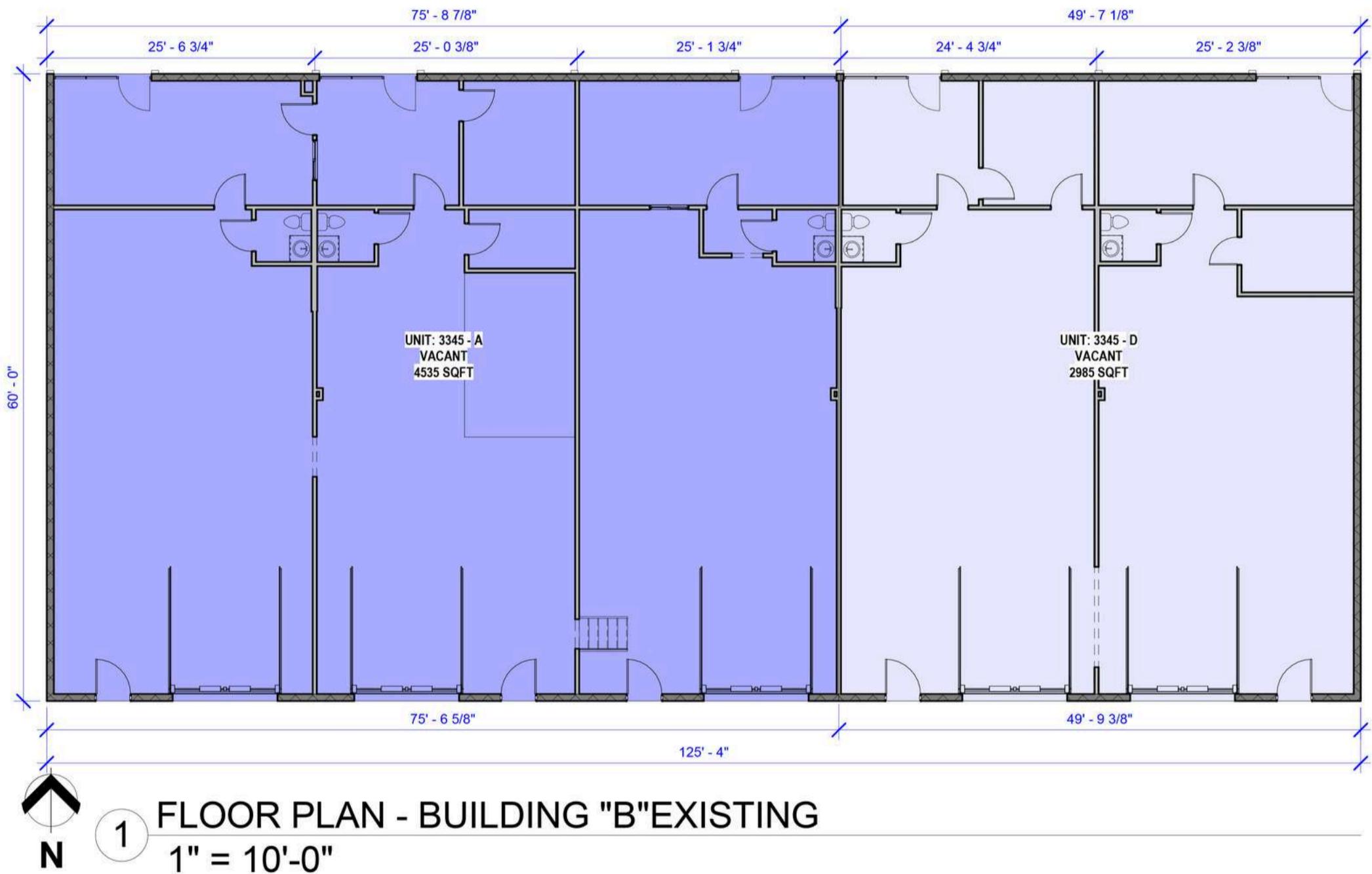
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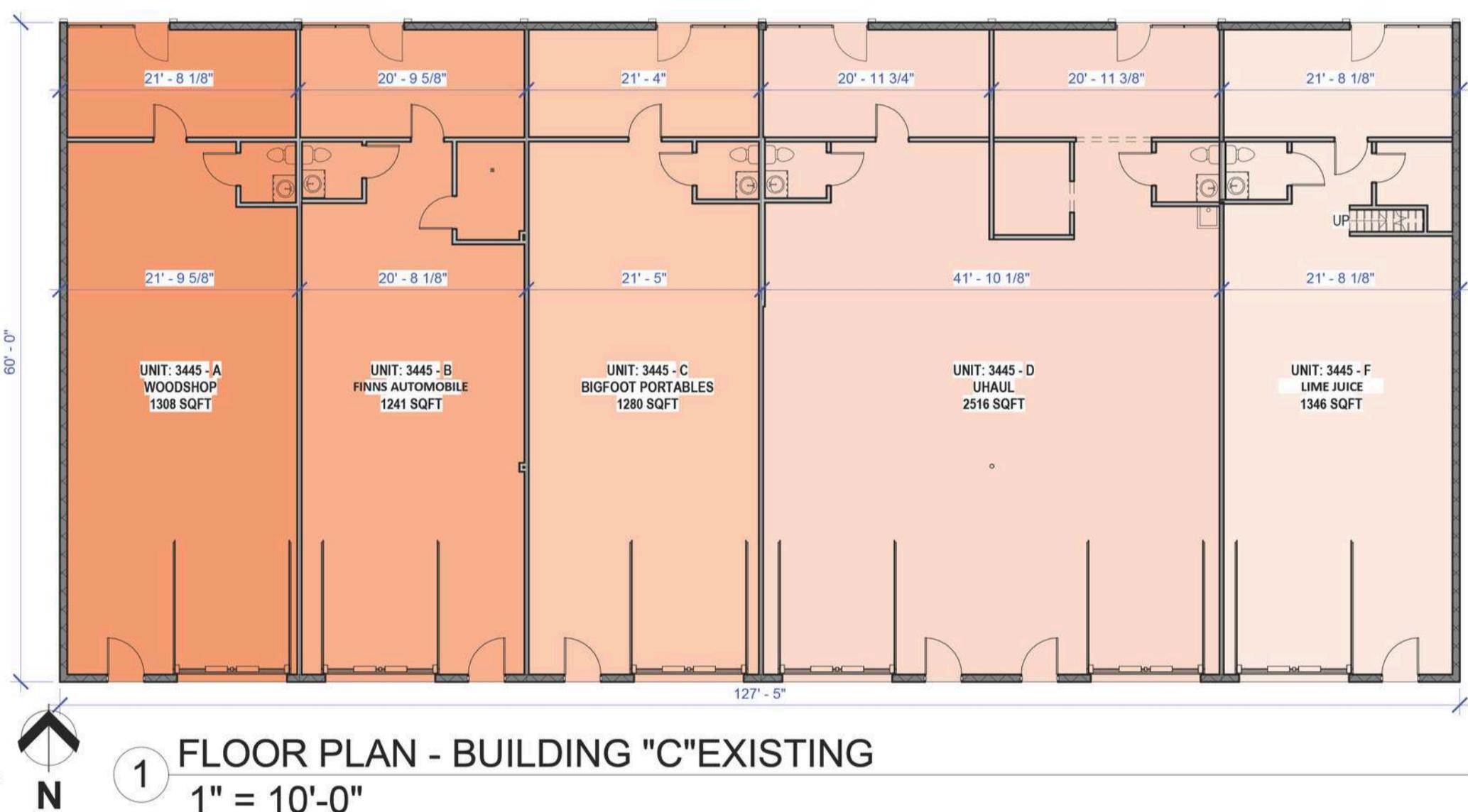
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