

INDUSTRIAL BUILDING FOR SALE OR LEASE
815 S Sierra Madre St
COLORADO SPRINGS, CO 80903



815 S SIERRA MADRE presents a rare opportunity to purchase or lease a highly functional industrial facility in a central and accessible location. Situated just minutes from I-25 and the heart of Downtown Colorado Springs, this 17,218 SF property offers a blend of warehouse, office, showroom, and mezzanine storage space - ideal for owner-users or tenants seeking convenience, flexibility, and visibility.

- (1) 8' x 8' Drive-In Door
- (2) 8' x 8' Van High Doors
- Fire Sprinklered
- 22' Clear Height in warehouse
- 600-Amp Electric Service
- Secure mezzanine and additional storage space
- Located within an Opportunity and Enterprise Zone

BUILDING SIZE:	17,218 SF Plus 3,386 SF Mezzanine
SALE PRICE:	\$2,200,000 (\$127.77 / SF)
LEASE RATE:	\$10.00 / SF NNN
NNN EXPENSES (2025 Est.):	\$2.50 / SF
YEAR BUILT/RENOVATED:	1973
ZONING:	FBZ-T2B
CLEAR HEIGHT:	22'
TAX SCHEDULE NUMBER:	64192-07-023
LAND SIZE:	28,500 SF



OLIVE

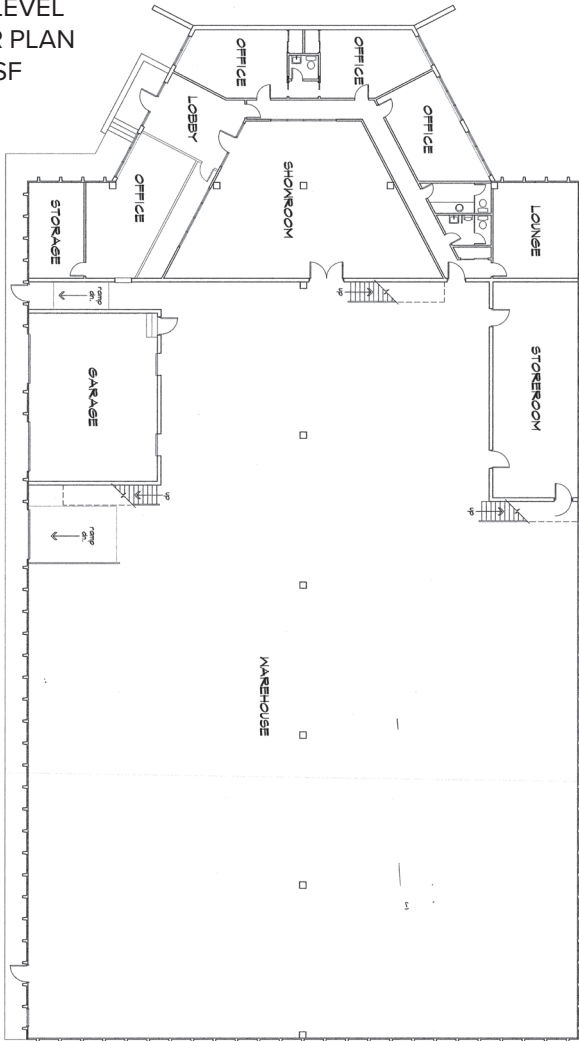
REAL ESTATE GROUP, INC.

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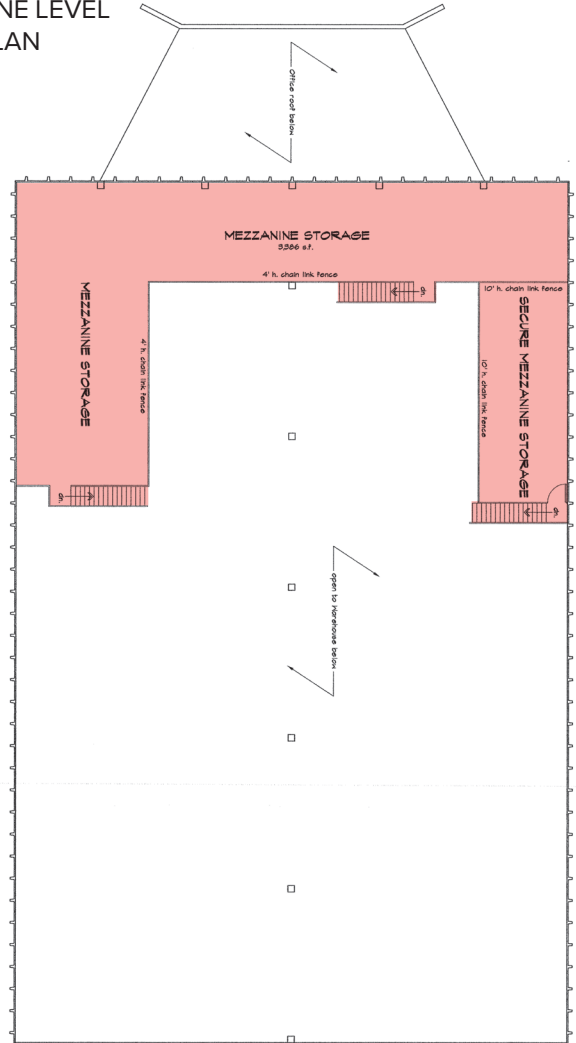
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MAIN LEVEL
FLOOR PLAN
17,218 SF



MEZZANINE LEVEL
FLOOR PLAN
3,386 SF



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