

# NNN Investment for Sale

6140 CHAMPLIN DRIVE, FOUNTAIN, CO 80817



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## Overview

This is an exceptionally clean 10,000 SF (100' x 100') industrial building on 1.42 acres for sale with a national credit tenant in place.

- Price: \$1,750,000
- NOI: \$123,600
- PSF: \$175
- CAP: 7.0%

The building is located in the Champlin Industrial Park on I-25 South at the Fountain, Colorado exit, which is proximate to the new Amazon distribution center and the substantial (new) Fort Carson construction with access to Fort Carson and Peterson AFB.

The building is zoned for most commercial uses including manufacturing. The current floor plan includes approximately 1,500 SF of office including a large reception/work area, 3 offices, 2 handicap access restrooms and approximately 8,500 SF of shop area. There is one 14' overhead door, a drive-in door, a fenced yard and 480V, 3phs electric with several sub-pans in the shop.

The building is approved for a 10,000 SF expansion. The annual property taxes are approximately \$9,474.

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**  
\$1,750,000



**Building Size**  
10,000 SF



**Lot Size**  
1.42 Acres



**Zoning**  
Commercial  
(Including  
Manufacturing)

Rev: August 21, 2025



### Our Network Is Your Edge

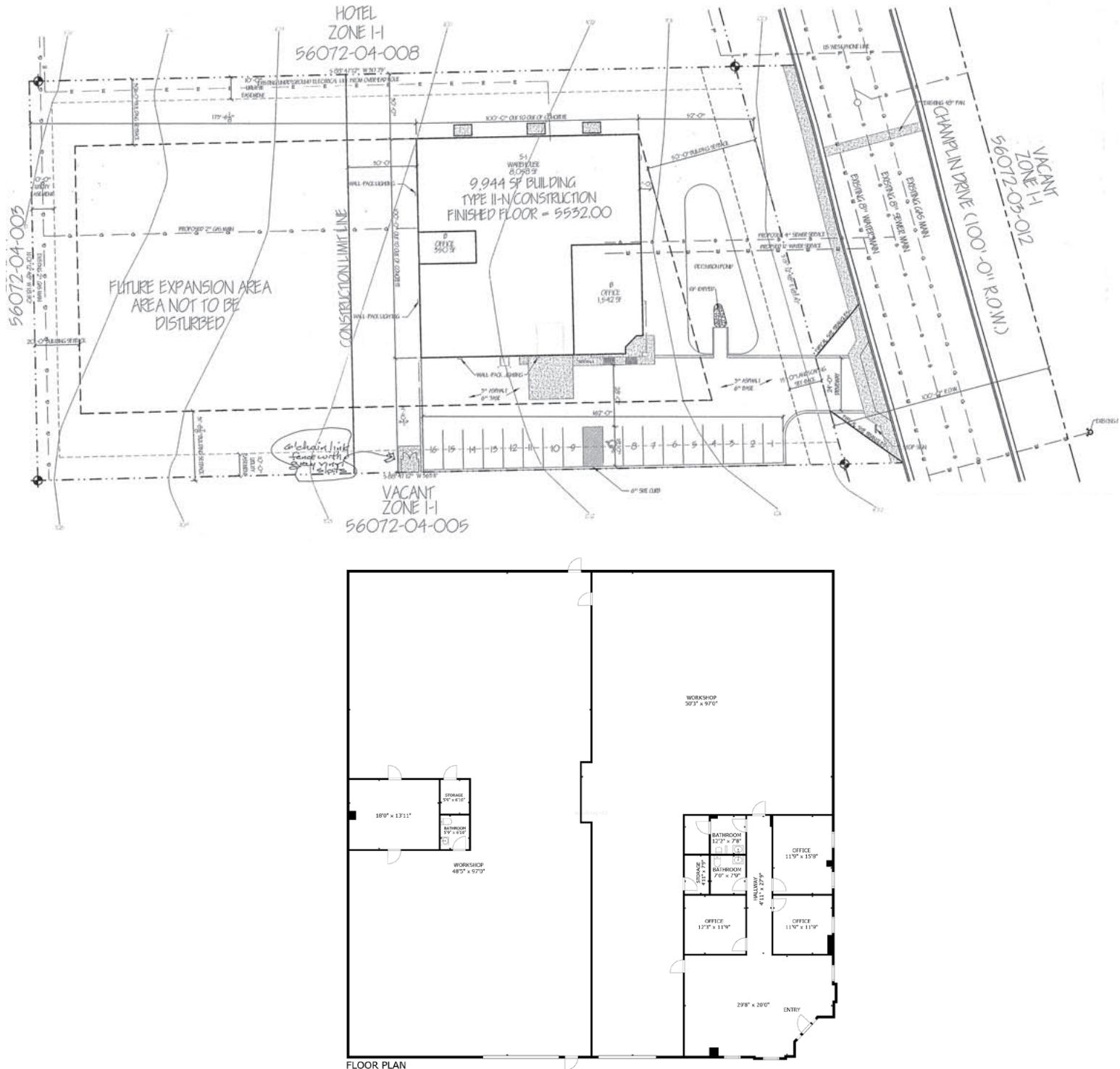
All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Tim Leigh**  
C: 719.337.9551  
O: 719.630.2277  
Tim@HoffLeigh.com

**Holly Trinidad**  
C: 719.337.0999  
O: 719.630.2277  
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## Tim Leigh

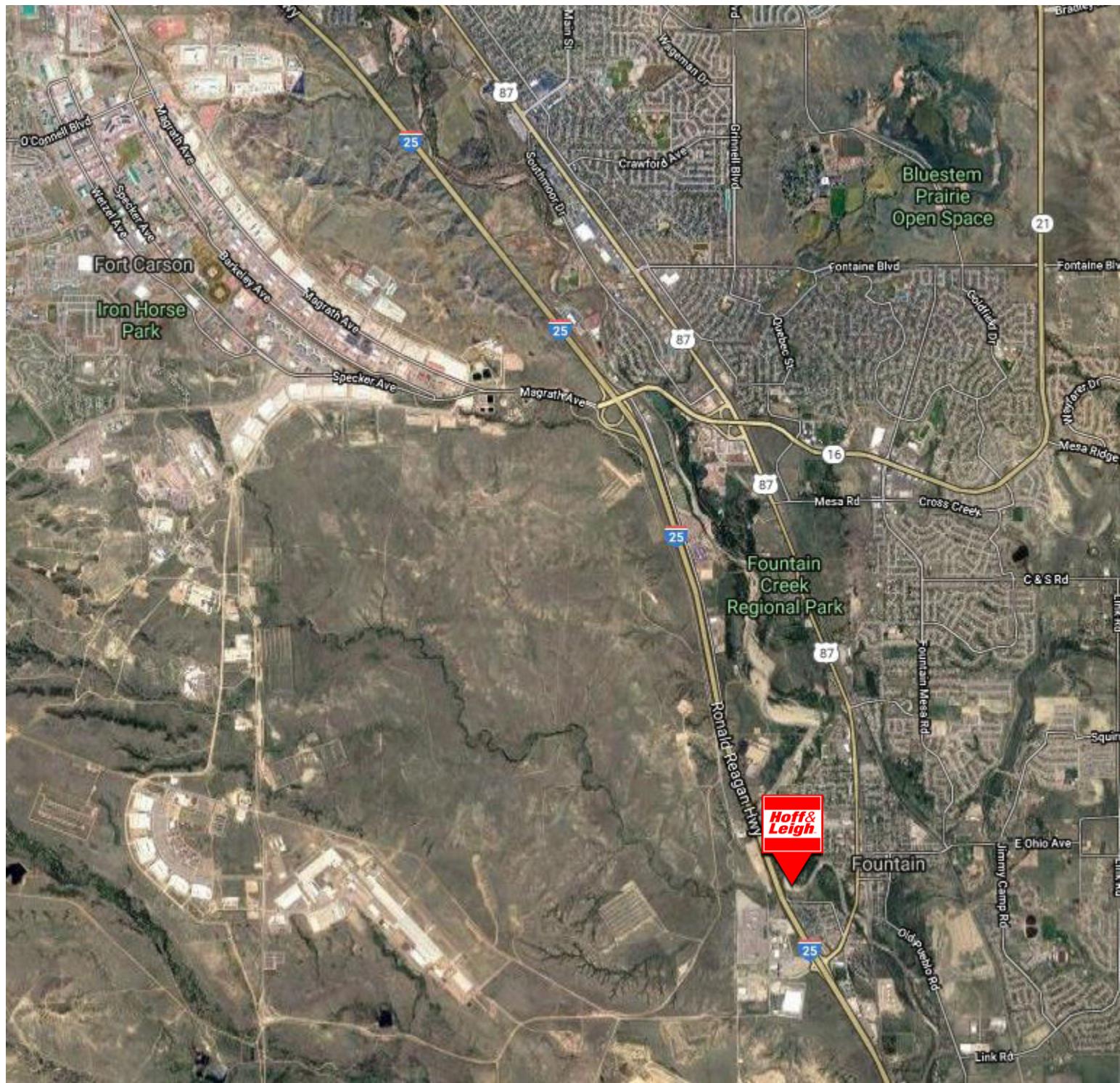
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