

NNN Investment for Sale

6140 CHAMPLIN DRIVE, FOUNTAIN, CO 80817

[Explore Virtual Tour](#)

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-panels 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

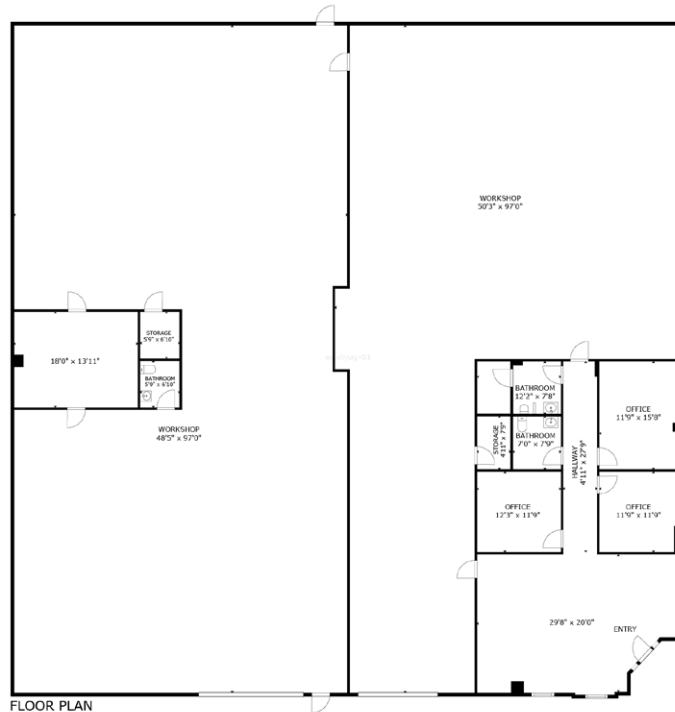


Lot Size
1.42 Acres



Zoning
Commercial
(Including
Manufacturing)

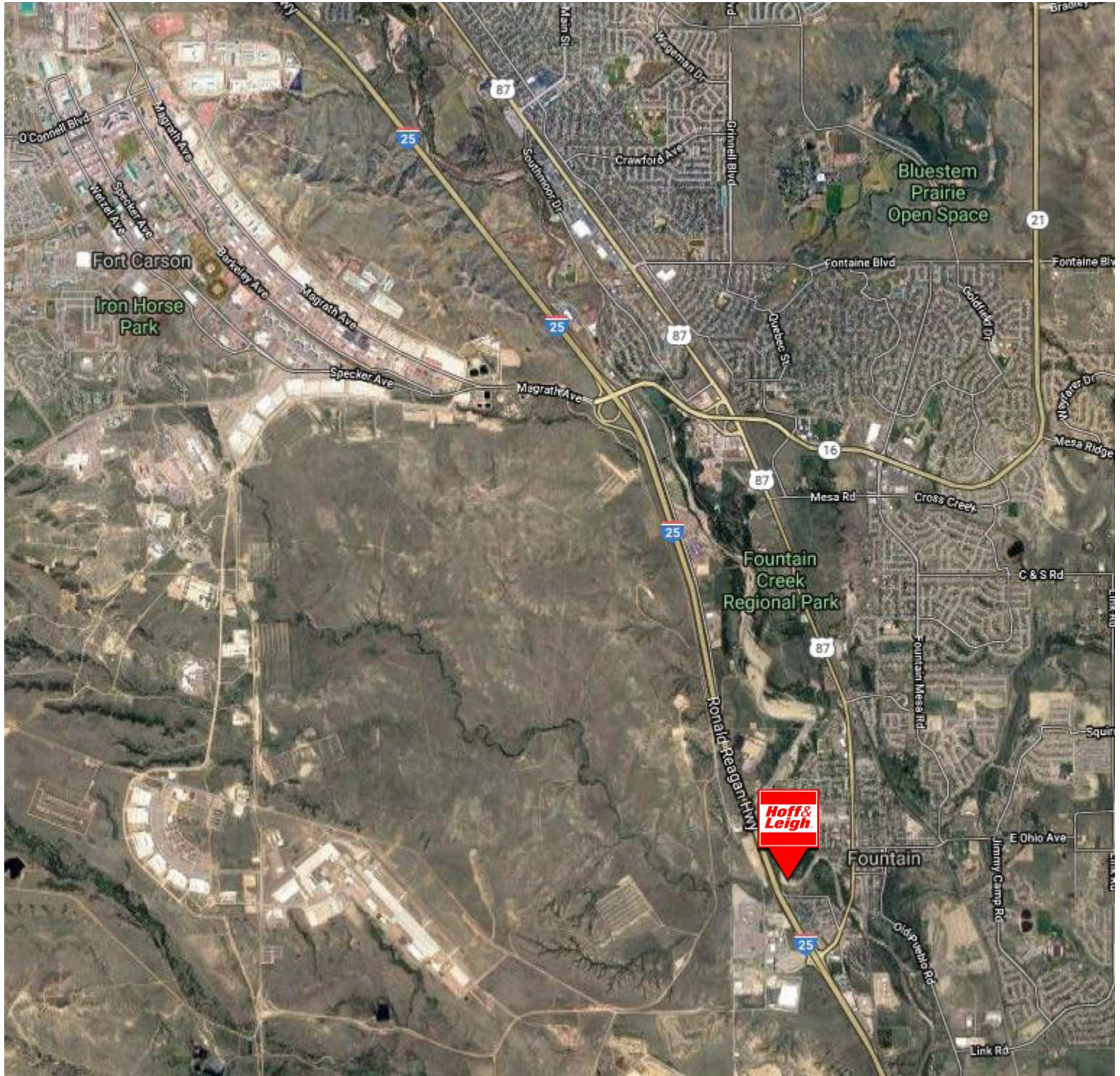
Rev: August 21, 2025



HoffLeigh.com/Colorado-Springs

NNN Investment for Sale

6140 CHAMPLIN DRIVE, FOUNTAIN, CO 80817



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

Holly@HoffLeigh.com



NNN Investment for Sale

6140 CHAMPLIN DRIVE, FOUNTAIN, CO 80817



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

Holly@HoffLeigh.com