



INDUSTRIAL BUILDING FOR SALE

3516 N TEJON STREET
COLORADO SPRINGS, CO 80907



DETAILS

PRICE: \$875,000.00
BUILDING : 6,000 SF
TOTAL LOT SIZE: .43 ACRES
ZONING: LI CU NNA
APN: 6331108002

AMENITIES

EXCELLENT INDUSTRIAL LOCATION
CURRENTLY LEASED THROUGH 2027
ON-SITE SATELITE TOWER
THREE PHASE POWER 400 AMP

PROPERTY HIGHLIGHTS

3516 N TEJON STREET
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PROPERTY SUMMARY

This exceptional .43 acre property features a fenced yard and a 6,000 sq. ft. industrial grow building, currently tenant occupied until 2027. This property is ideally situated in the heart of Colorado Springs.

Also note: The adjacent building at 3524 N Tejon Street is also available for purchase.

Key Features:

- 6,000 SF Building
- .43 Acre lot
- Current grow tenant
- Fully air condition
- Three Phase Power 400 AMP
- Street and rear parking

LOCATION SUMMARY

THIS PROPERTY IS LOCATED ON N TEJON ST AND CHAMBER ST JUST WEST OF N NEVADA BLVD IN THE CENTER OF COLORADO SPRINGS.

- QUIET INDUSTRIAL AREA.
- INTERSTATE I-25 ONLY 3 MINUTES AWAY.
- 12 MINUTES TO DOWNTOWN COLORADO SPRINGS.



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Rob Rolley
(719) 235-7499

Cowboycommercial@gmail.com

PROPERTY INCOME

**3516 N TEJON STREET
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3516 N TEJON ST BUILDING

- LEASE: Current rent at \$4,400 through 03/2026 increasing to \$4,840 through 03/2027.
- Renewal Option: Three additional 3-year periods.

3516 N TEJON STREET CELL TOWER

- TOWER LEASE: \$1,400 Base Rent + \$297 Mo in Revenue Shares.
- Renewal Option: Three 5-year options with a 15% escalation attached to each.

CURRENT TOTAL GROSS REVENUE: \$73,164.00

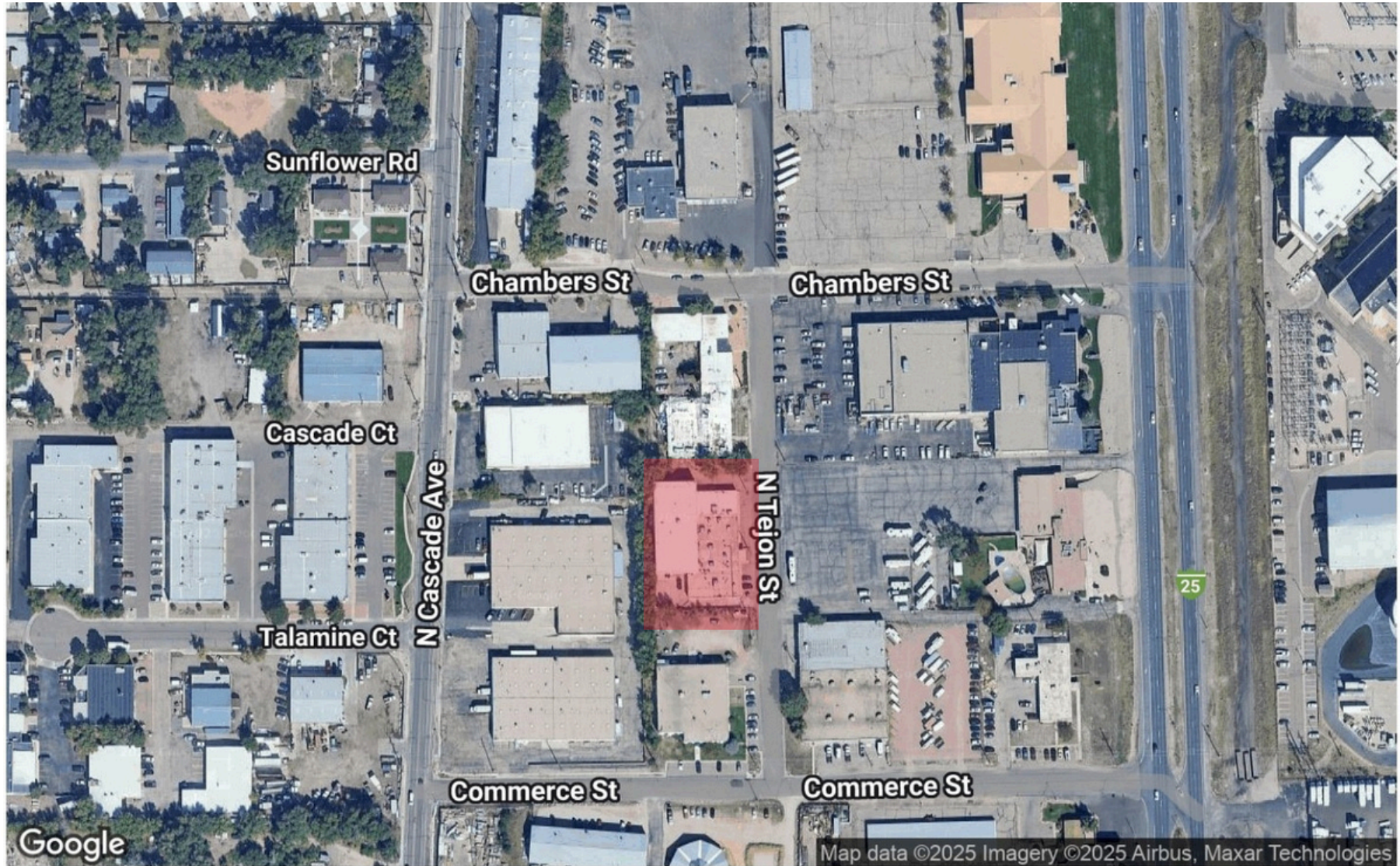


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AERIAL MAP

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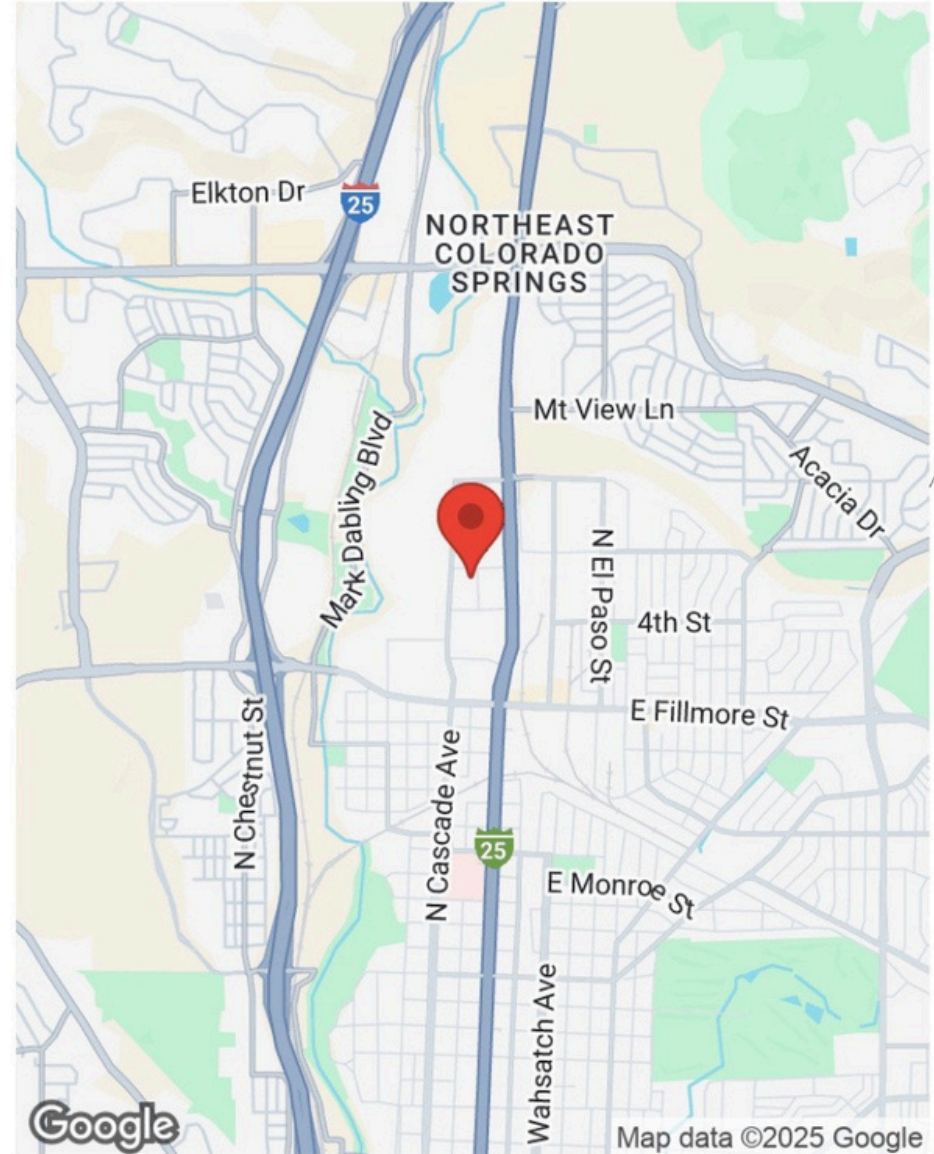
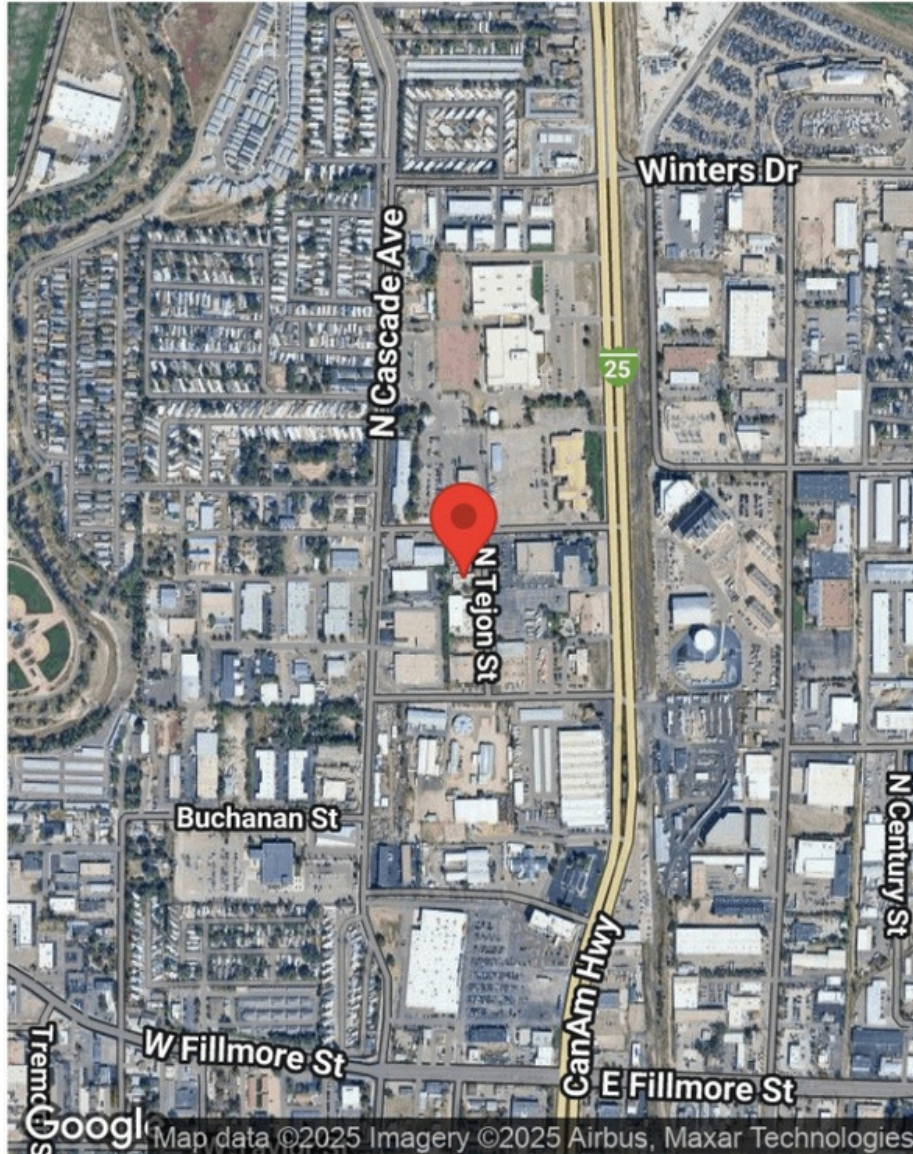


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LOCATION MAPS

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