

**FOR SALE OR LEASE:  
PRIME INDUSTRIAL LAND OFFERING – IOS / DEVELOPMENT  
OPPORTUNITY**

2713 Akers Drive, Colorado Springs, CO 80922

**Akers Drive**

**Marksheffel Road**

**MILLENNIUM**  
COMMERCIAL REAL ESTATE  
www.MCREUSA.com



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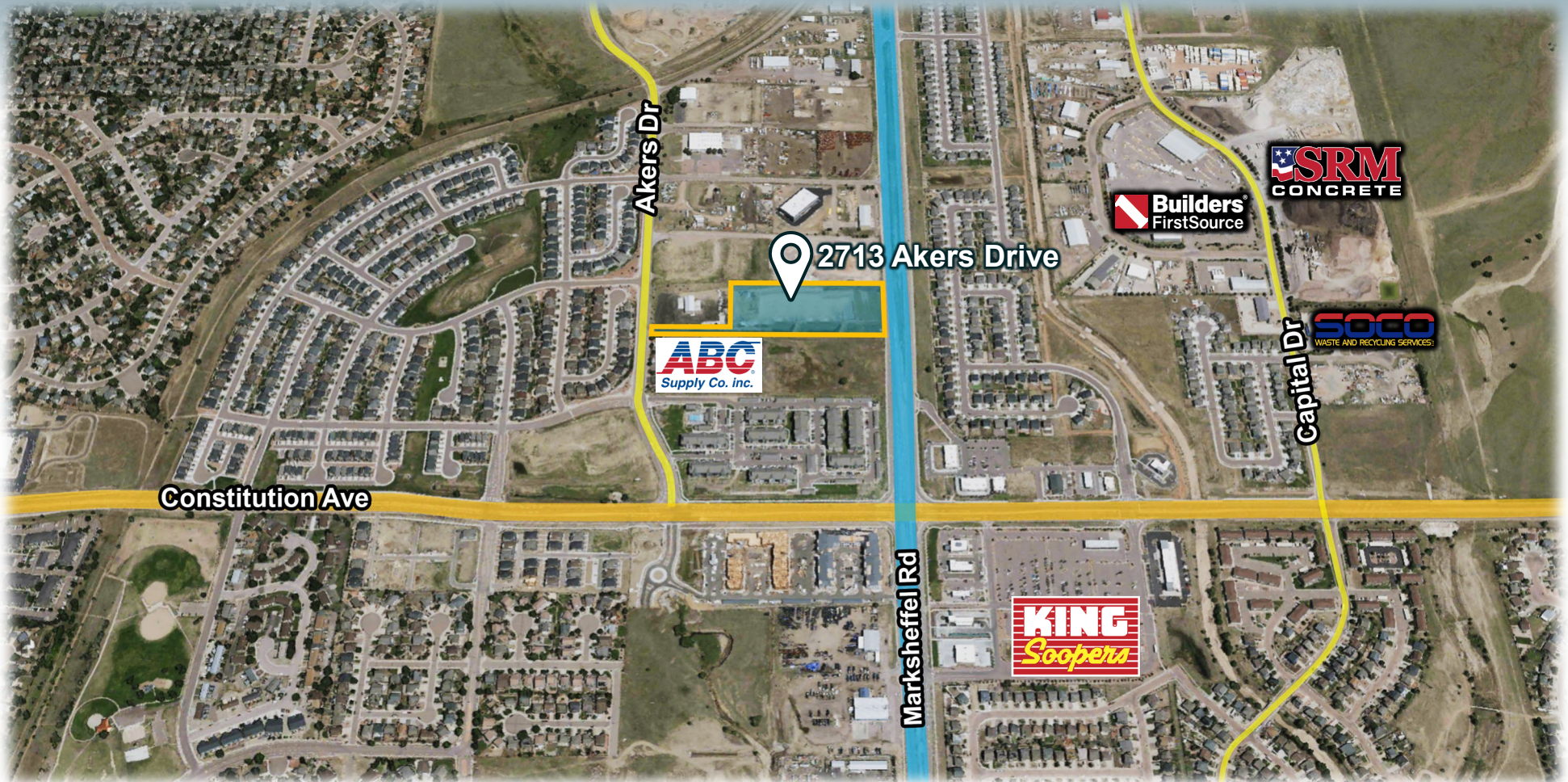
## Executive Summary

Millennium Commercial is pleased to present a 6.58-acre prime industrial land opportunity strategically positioned along the highly traveled Marksheffel Road corridor. This premier site delivers exceptional visibility and exposure, making it ideal for users seeking strong brand exposure and convenient access.

Located within an established and thriving industrial corridor, the site benefits from strong regional connectivity and convenient access to major thoroughfares, enabling efficient distribution, logistics, and operational flow.

The property offers a versatile footprint suitable for development, outdoor storage, or long-term investment. Its proximity to key infrastructure, available labor pools, and essential supporting services further enhances its functionality for a variety of users.


Situated in the Colorado Springs market—one of the fastest-growing economic regions in the state—2713 Akers Drive presents a compelling opportunity for businesses seeking expansion or relocation. With increasing demand for industrial land and limited supply in the area, this asset offers strong potential for long-term value appreciation.



## Property Overview

 **Purchase Price**  
**Inquire with Broker**

 **Lease Rate**  
**Inquire with Broker**

 **Lot Size**  
**6.58 Acres**

 **Zoning**  
**M (Industrial)**

 **Available**  
**NOW!**

## Investment Highlights

- **Strategic Industrial Location** – Positioned within a well-established industrial corridor in Colorado Springs, surrounded by strong and active tenancy
- **Excellent Connectivity** – Convenient access to major transportation routes, supporting efficient logistics and distribution operations
- **Flexible Development Potential** – Suitable for a variety of uses including warehouse, outdoor storage, contractor yard, or light/heavy industrial development
- **Growing Market Fundamentals** – Located in one of Colorado's fastest-growing economic regions with rising demand for industrial space
- **Limited Supply of Industrial Land** – Scarcity of available industrial-zoned land in the area enhances long-term value and competitive positioning
- **Strong Investment Upside** – Potential for appreciation driven by continued population growth and industrial expansion
- **Scalable Opportunity** – Ideal for both owner-users and investors seeking to develop now or hold for future growth

# Retail Map

## Drive Times

**12 minutes**

POWERS BOULEVARD

**18 minutes**

COLORADO SPRINGS AIRPORT (COS)

**20 minutes**

I-25 N

**21 minutes**

DOWNTOWN COLORADO SPRINGS

**1 Hour 40 minutes**

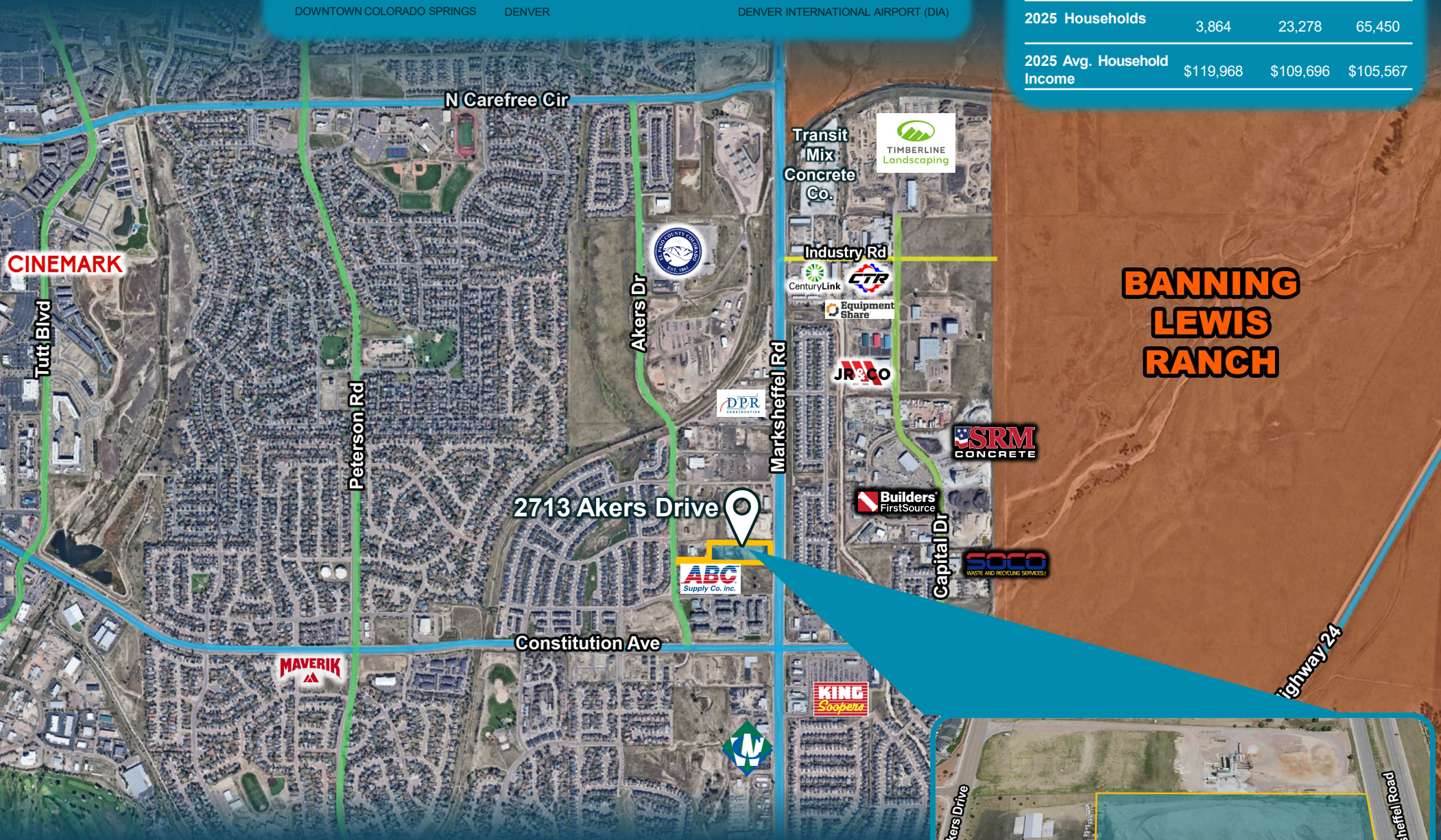
DENVER

**1 Hour 37 minutes**

DENVER INTERNATIONAL AIRPORT (DIA)

## Demographics

	1 MILE	3 MILE	5 MILE
2025 Population	11,292	63,241	173,544
2025-2030 Projected Growth	0.5%	0.5%	0.4%
2025 Households	3,864	23,278	65,450
2025 Avg. Household Income	\$119,968	\$109,696	\$105,567



**BANNING  
LEWIS  
RANCH**



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