

FOR SALE - FREE STANDING BUILDING

747 Citadel Dr E | Colorado Springs, CO



Do Not Disturb - Tenant Operating through July 31st, 2026



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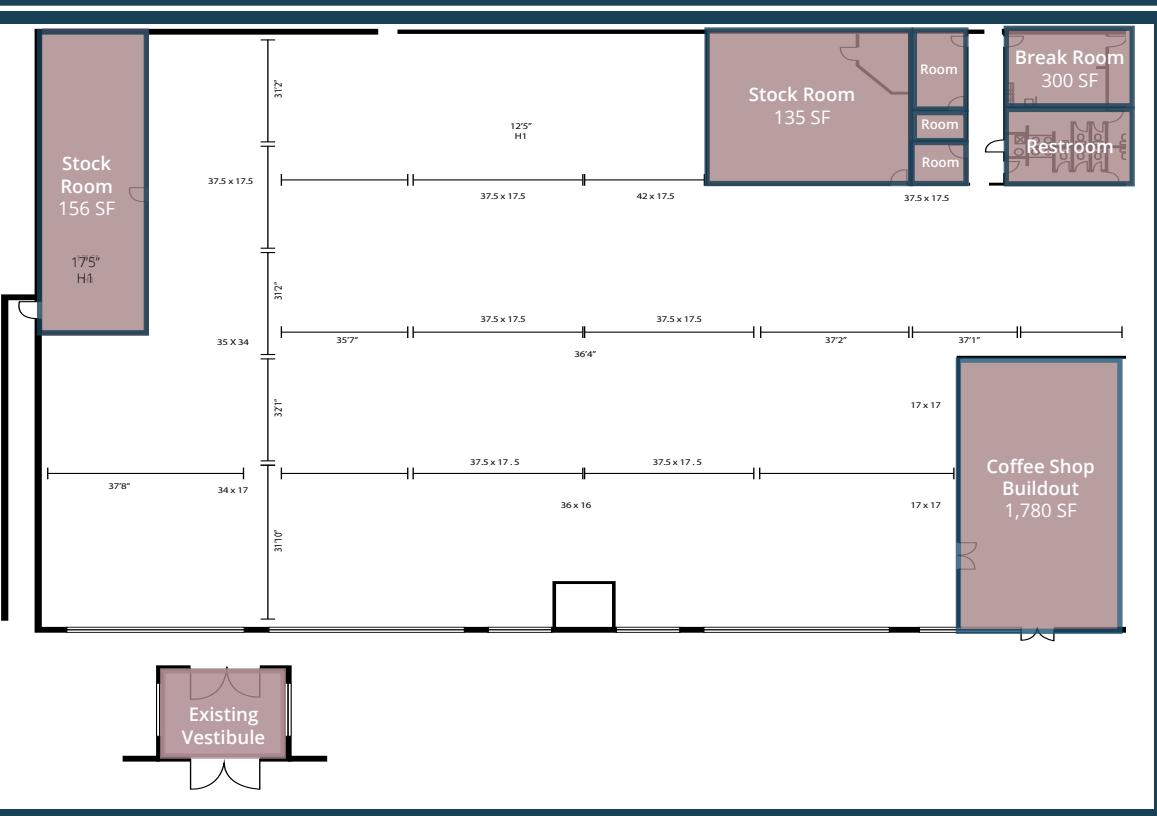
Vice President
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Building Attributes

Price	\$3.95 MM
Site Area	2.4 Acres
Building SF	26,478 SF
Roof	Metal framed, flat roof fully adhered to TPO membrane roof covering
Water Line	2" Copper Line
Parking	5 Handicap spaces and 118 parking stalls
Year Built	1994
Electrical Power	600 amps, 277/480 VAC, 3 Phase, 4-wire
Hot Water Heater	RHEEM Model ELDS-52, SerialNo. BH0118Q241613085 (5,000 Watt duel element, with a 50-gallon capacity)
Sprinkler System	Wet System
ADA Compliant	Yes
Legal & Parcel	LOT 1 BLK 1 THE CITADEL BLVD SUB NO 3, EX PT CONV TO CITY BY REC #202162658"located in the THECITADEL BOULEVARD SUB FIL NO 3



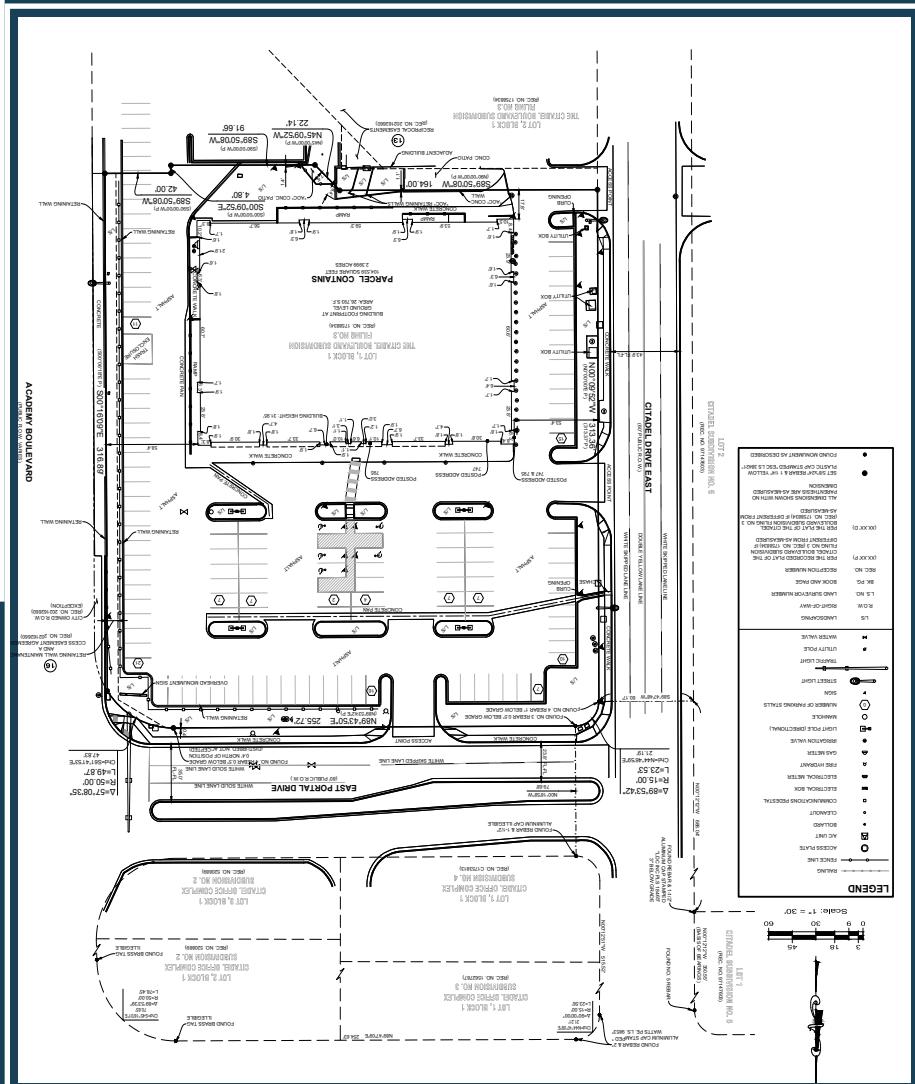
Floor Plan



HVAC

MFG.	Model #	Type	Serial #	Rating (Btu)	Age	Conditions
LENNOX	LGH240H4BS2G	RTU	5614E01734	260,000 / 19T	8	Satisfactory
LENNOX	LGH048H4ES2G	RTU	5614E01424	65,000 / 4T	8	Satisfactory
LENNOX	LGH240H4BS2G	RTU	5614E01733	260,000 / 19T	8	Satisfactory
LENNOX	LGH120H4BM2G	RTU	5614E00811	180,000 / 10T	8	Satisfactory
LENNOX	LGH036H4ES2G	RTU	5614E01423	65,000 / 3T	8	Satisfactory
LENNOX	LGH150S4BM3G	RTU	5614E00812	180,000 / 11T	8	Satisfactory
LENNOX	LGH092H4BM1G	RTU	5614E00813	180,000 / 7.5T	8	Satisfactory
LENNOX	LGH092H4BM1G	RTU	5614E00814	180,000 / 7.5T	8	Satisfactory
(2) CENTR	N/A	Ventilator	N/A	N/A	N/A	Satisfactory

**Condition, based on age.*



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Micro Aerial



Trade Aerial



Colorado Springs

Nature & Outdoor

- **Pikes Peak:** One of the most famous "fourteeners" (peaks over 14,000 feet) via hiking trails, a cog railway, or a scenic drive.
- **Garden of the Gods:** A National Natural Landmark with towering sandstone formations, hiking & rock climbing.
- **Manitou Incline:** One of the most popular hiking trails in CO. The Incline gains over 2,000 ft of elevation in less than 1 mile. The base of the Incline is located in Manitou Springs near the base of the Barr Trail.

Cultural & Historical

- **U.S. Olympic & Paralympic Training Center:** A hub for athletes and sports enthusiasts.
- **The Broadmoor:** A historic luxury resort and a great place to enjoy fine dining or spa experiences.
- **Colorado Springs Pioneers Museum:** Showcasing the history of the region.
- **Air Force Academy:** A stunning campus open to visitors, featuring the iconic **Cadet Chapel**.

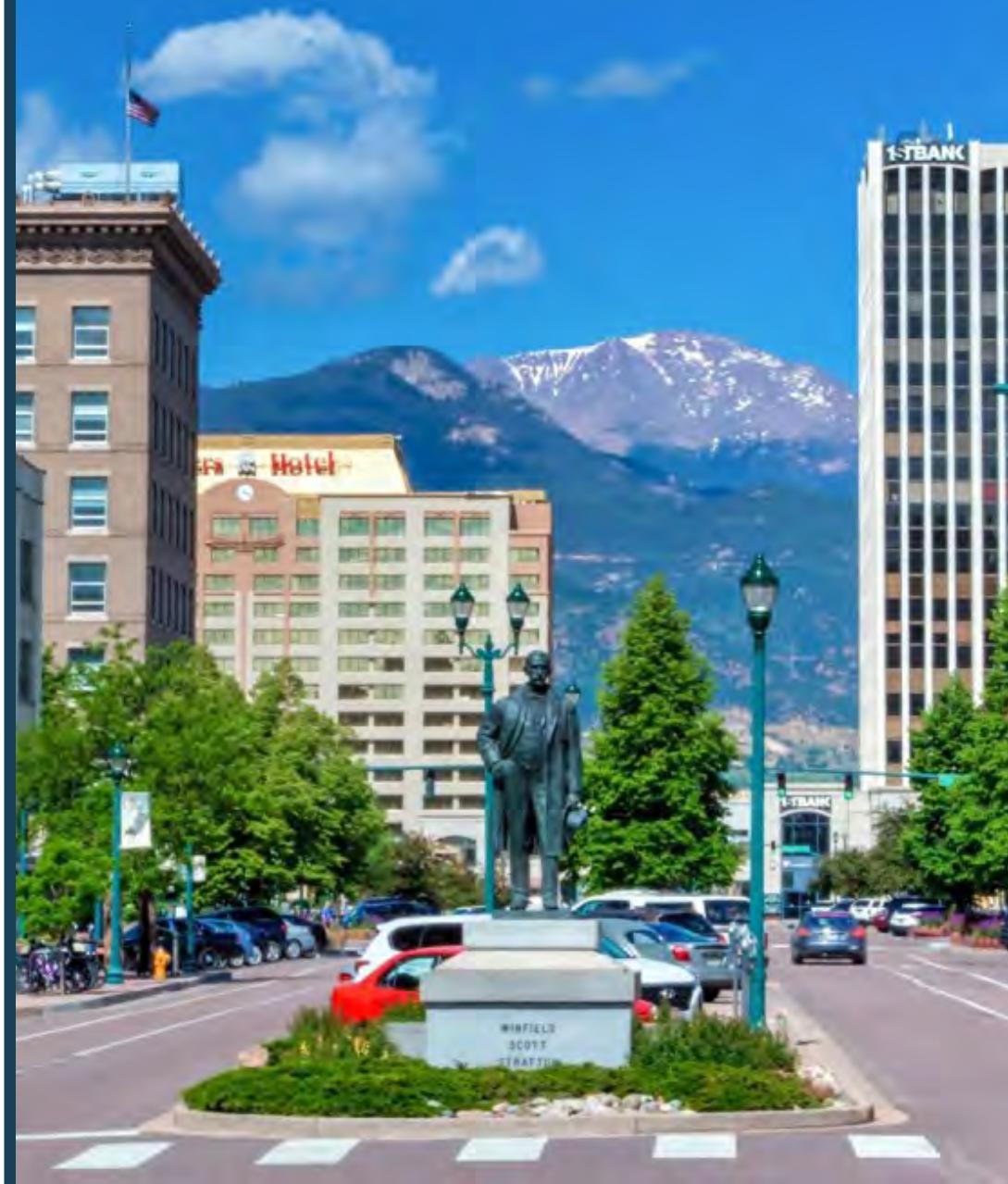
Population & Economy

With a population of over **500,000**, Colorado Springs is one of the fastest-growing cities in Colorado. It has a strong economy driven by defense, aerospace, technology, and tourism industries.

Local Culture

The city boasts a mix of urban sophistication and a welcoming, small-town feel. It has a growing arts and culinary scene, with numerous local breweries, farmers' markets, and festivals throughout the year.

"Colorado Springs is one of the best places in the world to see the history of the Earth." - Kirk Johnson, American Paleontologist





For Property
Information, Contact:

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