

INDUSTRIAL / FLEX / OFFICE BUILDING FOR SALE

7039 - 7059 BANDLEY DR.

Fountain, CO



PROPERTY SUMMARY

BUILDING FOR SALE:

\$1,123,764

LOT SIZE	1.19 Acres
BUILDING SIZE:	10,810 SF
YEAR BUILT / RENOVATED:	2008 / 2016
ZONING:	PBC
PARKING:	5/1,000SF (34 Surface)

- **Strong Market Fundamentals** – Located adjacent to Fort Carson, a major regional employment driver, with easy access to I-25, Colorado Springs, and Pueblo.
- **Investment Potential** – Multi-tenant configuration provides diversified income with room for growth.

PROPERTY SUMMARY

Multi-tenant industrial/flex property with excellent I-25 visibility, **two dock-height doors**, ability to **add drive-in doors**, ample parking, and flexible suite configurations ideal for contractors, service providers, and light industrial users.

Potential owner-user building, with leases expiring in the near-term.

Property located in highly valuable Opportunity Zone, allowing qualified buyers significant federal tax incentives, including the deferral and potential reduction of capital gains taxes. Buyers may leverage this program to enhance after-tax returns while contributing to long-term community growth.

DAILY TRAFFIC VOLUME (HWY 16) : 34,614 VEHICLES

DAILY TRAFFIC VOLUME (I-25) : 23,490 VEHICLES

Source: Esri, Esri-Data Axle, U.S. Census



**Craddock
Commercial**
Real Estate LLC

Matt or Mike Craddock

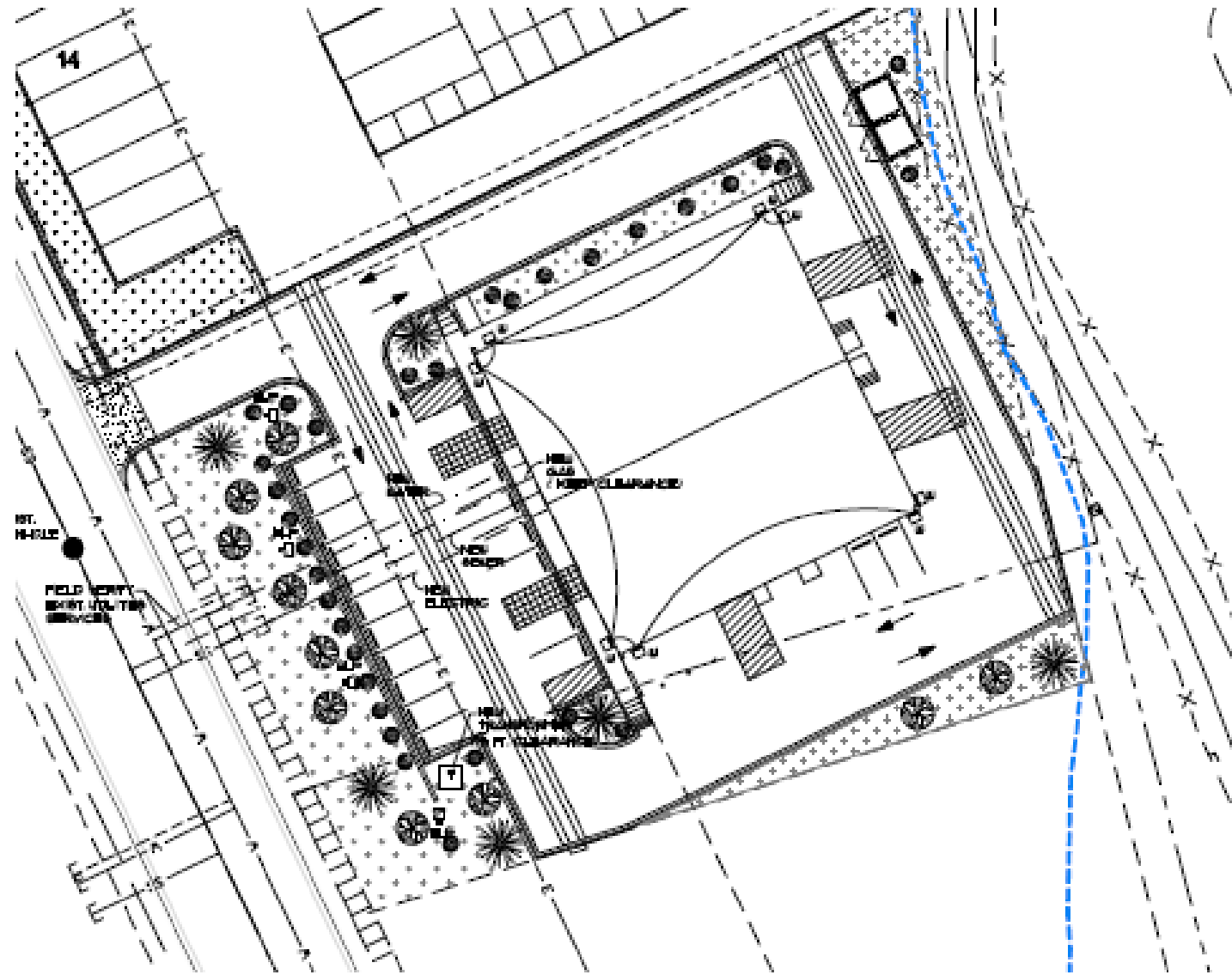
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FLOOR PLAN | 7039-7059 Bandley Dr.



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SURROUNDING AREA



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