

FOR SALE

2150 GARDEN OF THE GODS ROAD

Colorado Springs, CO 80907



SALE PRICE: \$20,000,000.00

(LEASEBACK AT 6.71% CAP RATE FOR 2 YEARS)

Property Information

Property Type:	Industrial
Site:	10 Acres
Total Size:	128,067 SF
Zoning:	BP

Main Building Information

Site:	77,822 SF
Floors:	2
Drive Ins:	3
Docks:	2

Self Storage Information

Property Type:	Industrial
Site:	44,320 SF
Zoning:	BP
Units:	411
Year Built:	2014
Additional Storage Containers:	4,800 SF

2140 (2nd Building) Information

Property Type:	Office
Site:	5,925 SF
Typical Floor:	2,963 SF
Floors:	2
Year Built:	2014



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Aerials



Main Building



Self Storage





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2140 (2nd Building)



Property Description

This is a one of a kind property on the Garden of the Gods corridor that has a leaseback at 6.71% cap rate for 2 years. There is potential for owner user to occupy space if needed in the main building. Sitting on 10 acres, this property is a little over 128,067 Square Feet of space plus additional 4,800 Square Feet of container storage. It is currently zoned BP. The main building is 77,822 Square Feet; it currently functions as an indoor storage facility. The property features 15' ceilings height, fully sprinkled, 2 docks, 3 overhead doors, fully air conditioned throughout, kitchen, 5 restrooms, and has an overhead bridge crane that is already installed. The self storage has 411 units and a 2 story building that is 5,925 Square Feet. This building not only has office space but also has a kitchen, 3 restrooms, and a patio with views of Garden of the Gods.

