

INDUSTRIAL BUILDING FOR SALE | ±4,992 SqFt

INCLUDES FENCED OUTDOOR STORAGE



501 & 505 Juanita St
Colorado Springs, CO 80909



PRICE

\$1,125,000



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PROPERTY OVERVIEW

Positioned in the heart of Colorado Springs, this clean 4,992 SF freestanding industrial building sits on a 20,000 SF site with secure outside storage. The property also features flexible light industrial zoning and a newer roof (2021), making it well suited for contractors, service companies, light manufacturing, or owner-users looking for functional space in a central location.

HIGHLIGHTS

- Located in the center of Colorado Springs
- Right off of Platte Ave with over 34,000 VPD
- Includes fenced outdoor storage
- Recent improvements



AREA

±4,992 SqFt Building
±20,100 SqFt Total Land Area



ZONING

LI (Light Industrial)



PARCEL NOs

64152-03-015
64152-03-016



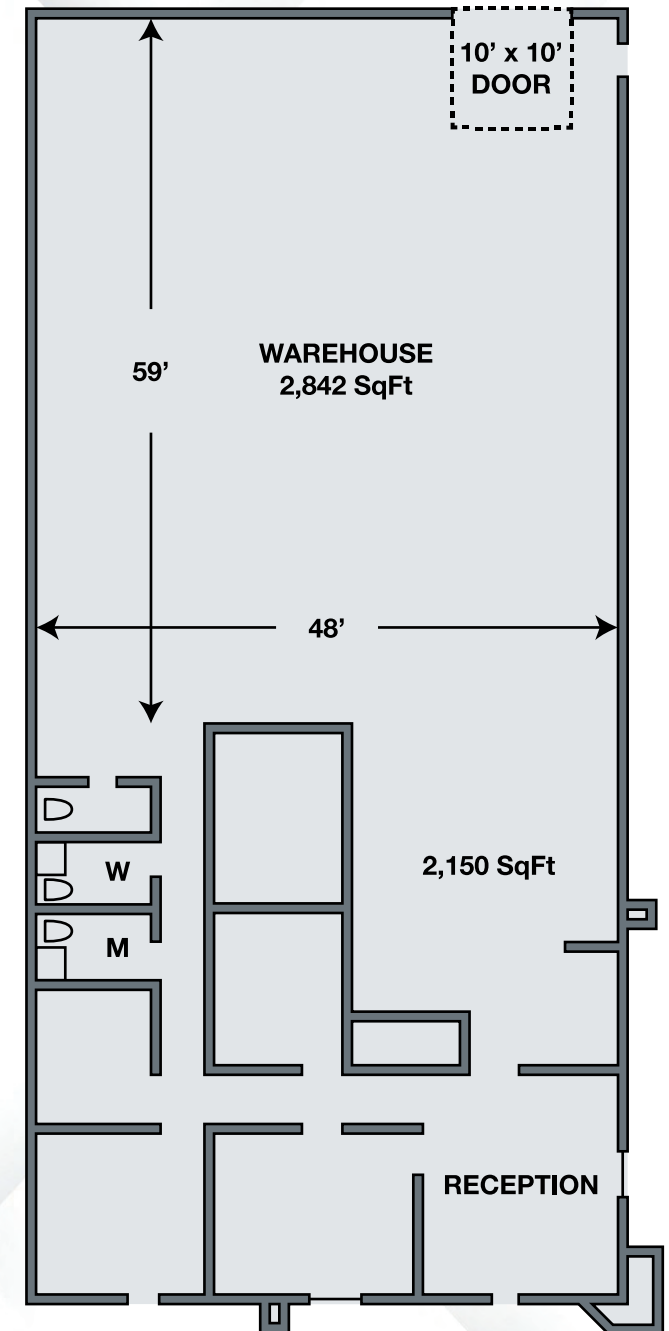
LOADING

10' x 10'
Overhead Door (x1)

DEMOGRAPHICS (2026)

	1mi	3mi	5mi
Population	14,840	129,704	292,043
Households	6,551	55,296	122,777
Average HH Income	\$51,774	\$65,236	\$71,064
Average Home Value	\$372,959	\$421,038	\$436,892
Businesses	1,025	6,165	13,105
Employees	10,193	67,069	146,040

FLOOR PLAN



DRIVE TIMES

I-25	9 min
Downtown COS	9 min
COS Airport	14 min
Downtown Denver	1 hr 18 min
DEN Airport	1 hr 18 min



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