

FOR SALE DOWNTOWN INDUSTRIAL

TRENT PROPERTIES GROUP



BUILDING

3,000 SF

BUILT: 1980

LAND

19,000 SF

MX-M Zoning

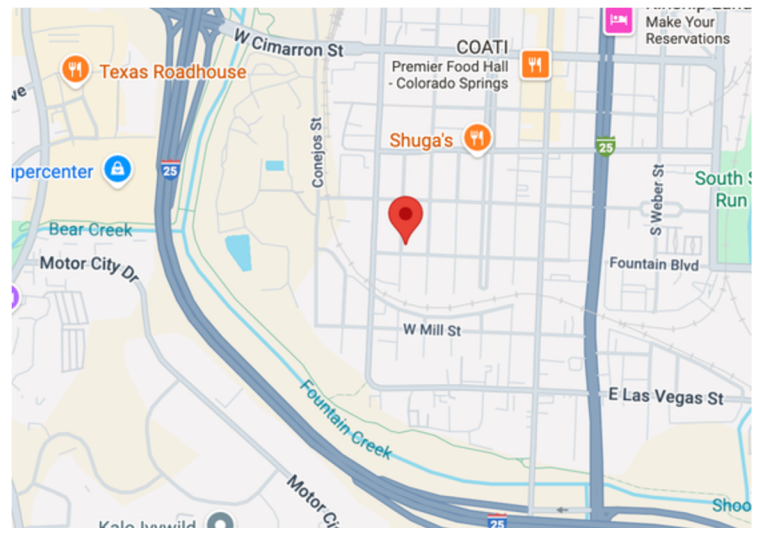
TAXES

2024: \$6,913

PRICE

\$1,100,000

110-114 W FOUNTAIN BLVD. COLORADO SPRINGS, COLORADO 80903



This downtown warehouse boasts 14' ceilings, and 2 large drive-in doors. There is a plumbed-garage building (in need of repair) and a mostly-fenced 14,000-SF lot behind the warehouse.

TRENT PROPERTIES GROUP

2115 W COLORADO AVE
COLORADO SPRINGS, CO 80904
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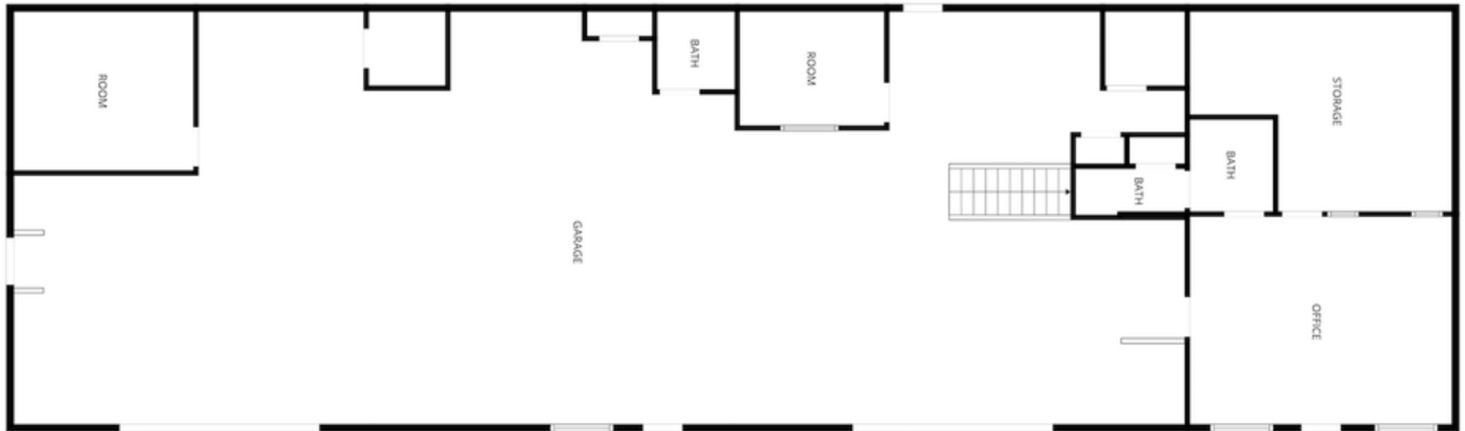


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RARE DOWNTOWN PROPERTY

Properties like this are rare. This solid, concrete block building offers a functional home for any business needing drive-in doors, two 3-phase 400-amp breakers, and good clear height. Warehouse sits on a 5,000 SF lot.

The 14,000 SF lot and garage building behind the warehouse provide excellent yard space.

DOWNTOWN OPPORTUNITY

The location cannot be beat. This property is located within easy distance of I-25, just outside of the Downtown Form-Based Zone. It's in an Opportunity Zone, Enterprise Zone, and Hub Zone.

Flexible MX-M zoning and desirable downtown location allow for many creative opportunities, including more retail oriented and potential redevelopment .

Properties are also listed separately at \$600,000 each.

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