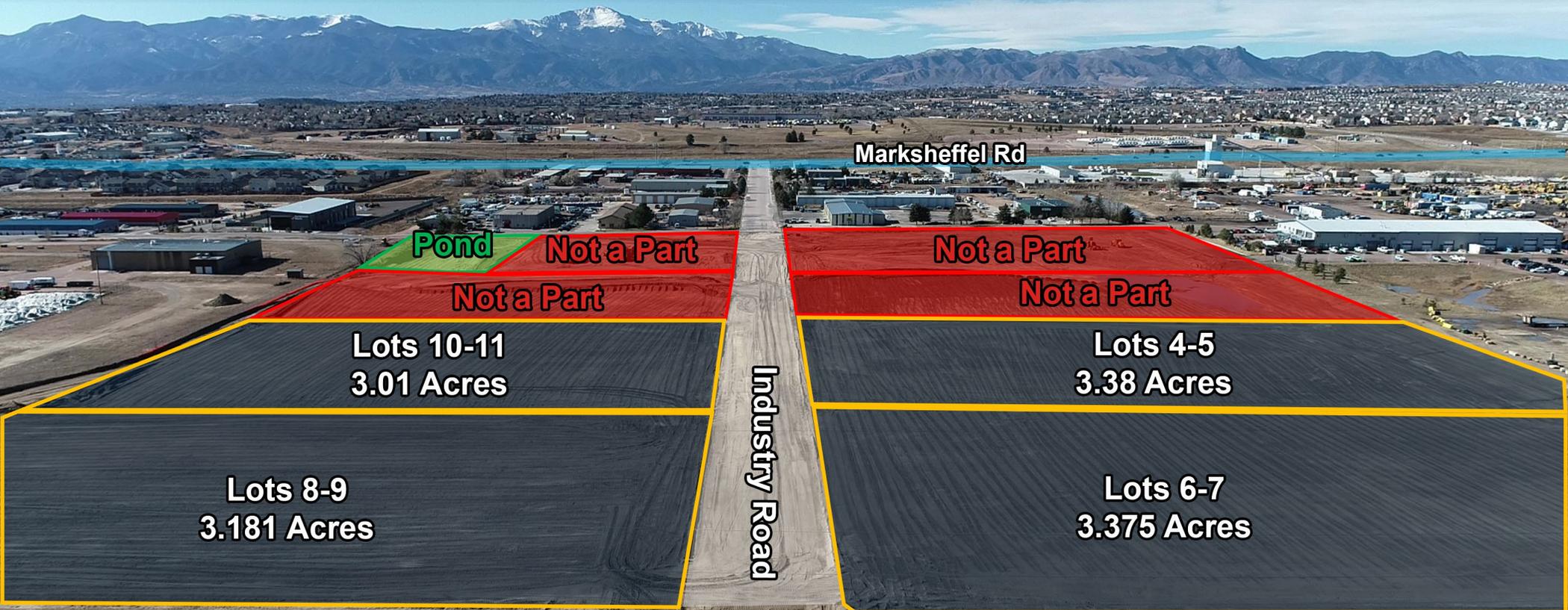


# Krome North Industrial Park Development Opportunity

**SHOVEL-READY INDUSTRIAL PAD SITES FOR SALE**

3285 Capital Dr, Colorado Springs, CO 80939



**Lots 10-11**  
**3.01 Acres**

**Lots 8-9**  
**3.181 Acres**

**Lots 4-5**  
**3.38 Acres**

**Lots 6-7**  
**3.375 Acres**

**MILLENNIUM**  
COMMERCIAL REAL ESTATE  
[www.MCREUSA.com](http://www.MCREUSA.com)



**DREW DOWIS**  
[drew.dowis@mcreusa.com](mailto:drew.dowis@mcreusa.com)  
719.447.5948



**ANDREW DOWIS**  
[andrew.dowis@mcreusa.com](mailto:andrew.dowis@mcreusa.com)  
719.332.6314

# Executive Summary

Millennium Commercial presents a rare opportunity to acquire 3.01–6.4 acres of fully entitled industrial pad sites. These sites feature utilities stubbed to the property and are ready for immediate vertical development. Krome North is strategically located at the epicenter of Colorado Springs' primary growth corridor and directly adjacent to Banning Lewis Ranch.

## Investment Highlights

- Fully entitled, finished industrial pads with utilities stubbed for immediate vertical development.
- Regional water detention at Krome North eliminates on-site detention requirements, generating significant savings for end users.
- Adjacent to Banning Lewis Ranch with direct connectivity via Industry Road.



## Property Overview

**\$ Purchase Price**  
**\$13.50 PSF**



**Pad Site Sizes**  
**3.01 - 6.4 Acres**



**Zoning**  
**LI AO**



**Available**  
**NOW!**



**Property Website**  
[Click to View Website](#)



**Additional Conceptual Renderings**  
[Click to View Conceptual Renderings](#)



\*Conceptual Renderings\*

# Retail Map

## Drive Times

**7 minutes**

POWERS BOULEVARD

**19 minutes**

COLORADO SPRINGS AIRPORT (COS)

**21 minutes**

I-25 N

**22 minutes**

DOWNTOWN COLORADO SPRINGS

**1 Hour 20 minutes**

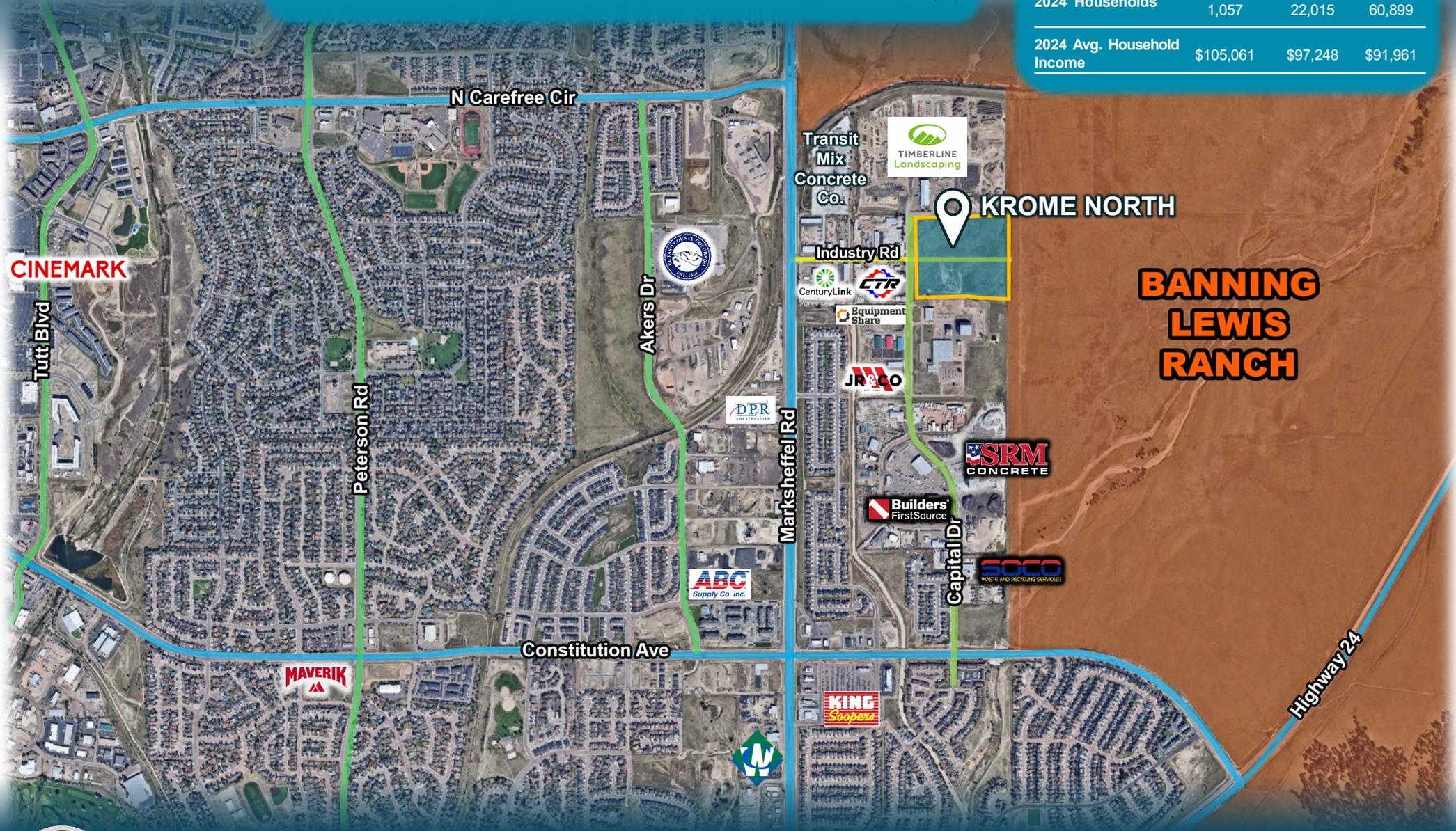
DENVER

**1 Hour 19 minutes**

DENVER INTERNATIONAL AIRPORT (DIA)

## Demographics

	1 MILE	3 MILE	5 MILE
2024 Population	3,011	61,072	161,754
2024-2029 Projected Growth	0.6%	0.6%	0.6%
2024 Households	1,057	22,015	60,899
2024 Avg. Household Income	\$105,061	\$97,248	\$91,961



**DREW DOWIS**

[drew.dowis@mcresa.com](mailto:drew.dowis@mcresa.com)

719.447.5948



**ANDREW DOWIS**

[andrew.dowis@mcresa.com](mailto:andrew.dowis@mcresa.com)

719.332.6314

© 2025 Millennium Commercial Real Estate, LLC ("MCRE"). All rights reserved. The information and content contained herein has been obtained from third-party sources that are believed to be reliable and accurate, but MCRE cannot verify the accuracy or completeness of said information and cannot be held liable for inaccuracies from the third-party resources. Any reliance on this information by you is solely at your own risk and you should conduct a careful, independent investigation of the property and verify the accuracy of all information. The MCRE name and logo are service marks of MCRE. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of MCRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.