

Light Industrial/Flex Building For Sale or Lease

4030 SINTON ROAD, COLORADO SPRINGS, COLORADO 80907



Overview

4030 Sinton Road puts you right on the main stage. This freestanding 5,235 SF flex industrial/retail building sits directly along I-25 with nonstop exposure to roughly 136,000 vehicles per day. Your tenants, your branding, your signage, all front and center. Add in a revenue-generating billboard, and this property doesn't just get noticed, it performs, while still giving a new owner real flexibility.





The current single-tenant layout can be converted back into two or three units, each with its own storefront entrance and restroom, creating options to lease, reposition, or maximize rental income. Zoned LI, the site supports a wide range of commercial, service, and industrial uses.

Even better: the property can be delivered vacant at closing if a buyer prefers, or the current tenant is open to staying. With approximately \$110,000/year in NOI and a motivated seller, this is a rare mix of high visibility, multiple income streams, and a clear path to a fast close. Call for details and to schedule a private tour.

Highlights

- Seller can transact quickly for buyers needing to close before the end of 2025
- High visibility freestanding 5,235 SF flex/industrial retail building directly off I-25
- Zoned LI (Light Industrial) with the ability to split into 2 or 3 units
- Current NOI approx. \$110,000/year with flexible seller and tenant open to creative structures
- Massive I-25 visibility with approx. 136,000 ADT and premium signage exposure
- Flexible Long-term or Short-term Income producing: building lease plus billboard/land lease revenue

Property Details

-  **Sales Price**
\$2,475,000
-  **Lease Rate**
Contact Broker
-  **Building Size**
5,235 SF
-  **Zoning**
LI (Light Industrial)

Rev: February 25, 2026



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Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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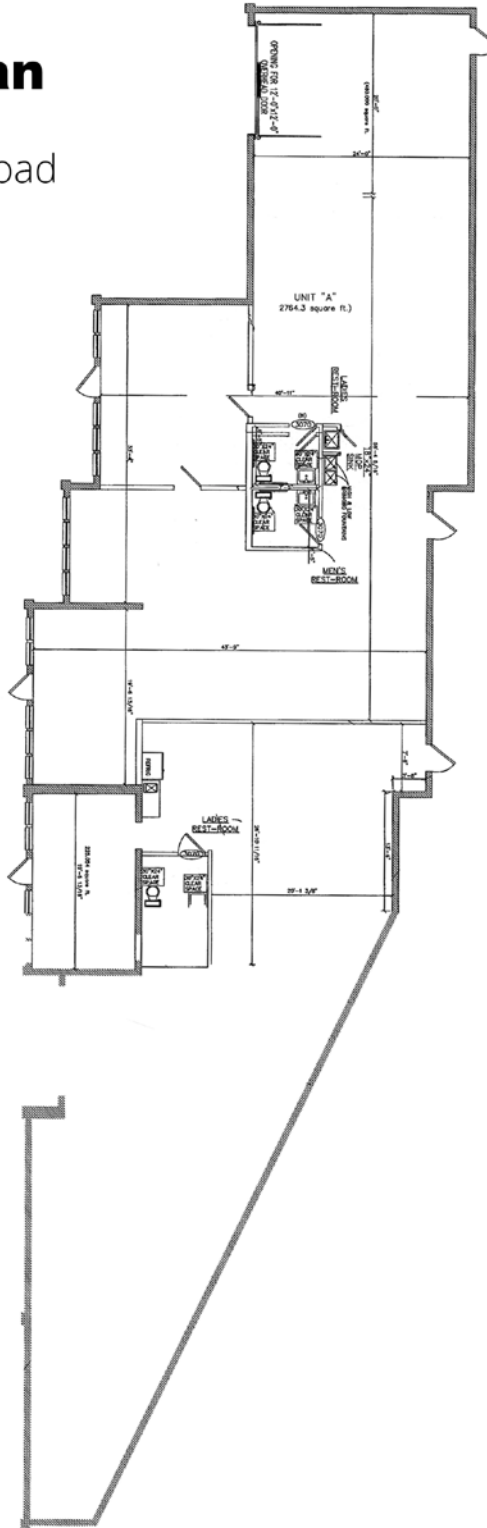
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Floor Plan

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