

3341 N EL PASO

COLORADO SPRINGS



PRICE
\$1,250,000

JEFF BRANDON, SIOR Principal

303.870.4091 • jeff.brandon@navpointre.com

RENEE NEWLAND Director

719.659.7762 • renee.newland@navpointre.com

COLD-STORAGE WAREHOUSE FOR SALE

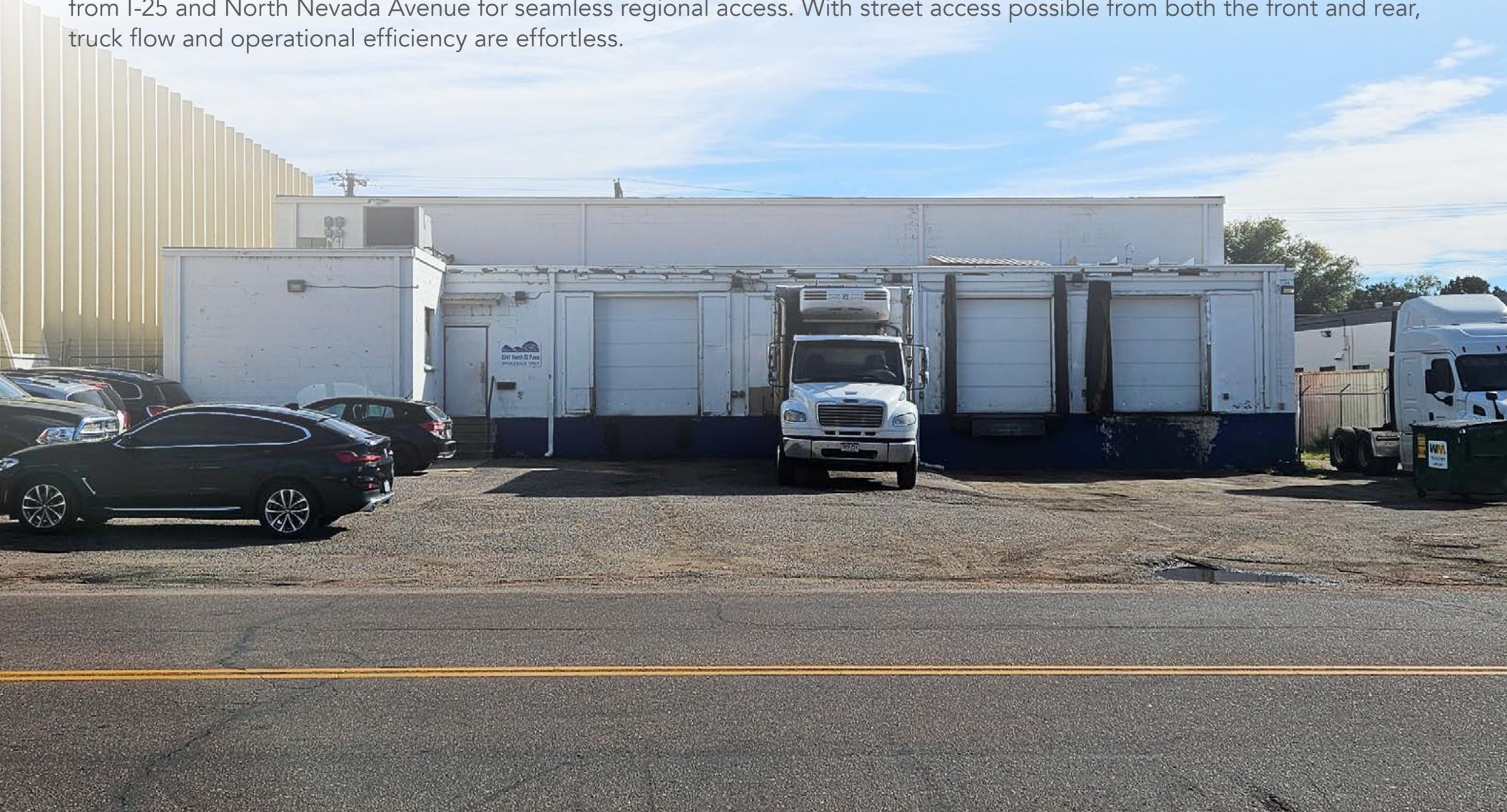
navpoint

EXECUTIVE SUMMARY

FREEZER/COOLER INDUSTRIAL PROPERTY FOR SALE

This is a rare chance to own one of the few cold-storage warehouses available in Colorado Springs. Spanning over 6,300 square feet, this well-maintained facility features five dock-high doors, ideal for refrigerated logistics, food distribution, or specialized storage operations.

Offered for the first time in over 20 years, this property combines functionality with a prime central location—just minutes from I-25 and North Nevada Avenue for seamless regional access. With street access possible from both the front and rear, truck flow and operational efficiency are effortless.



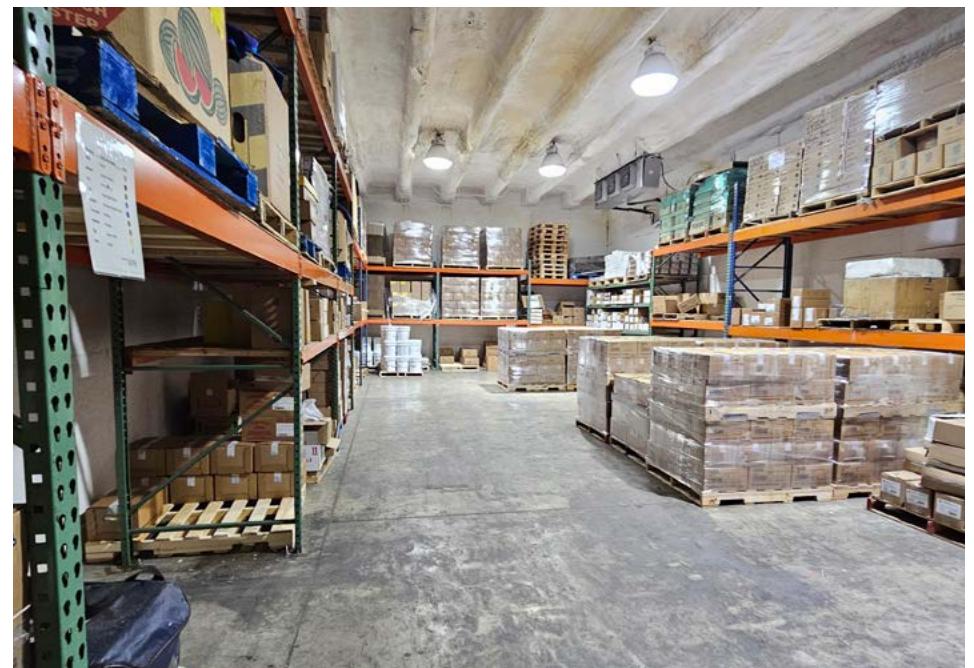
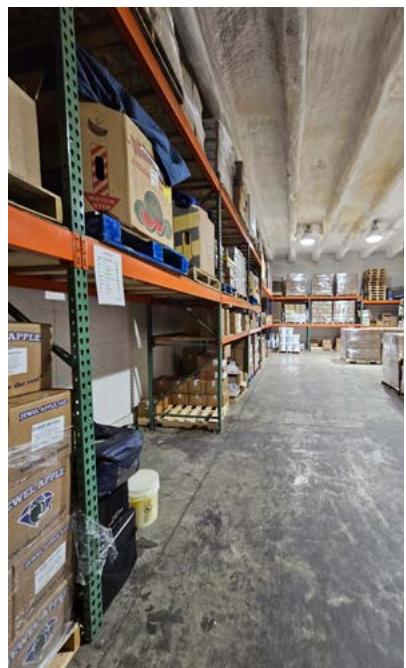
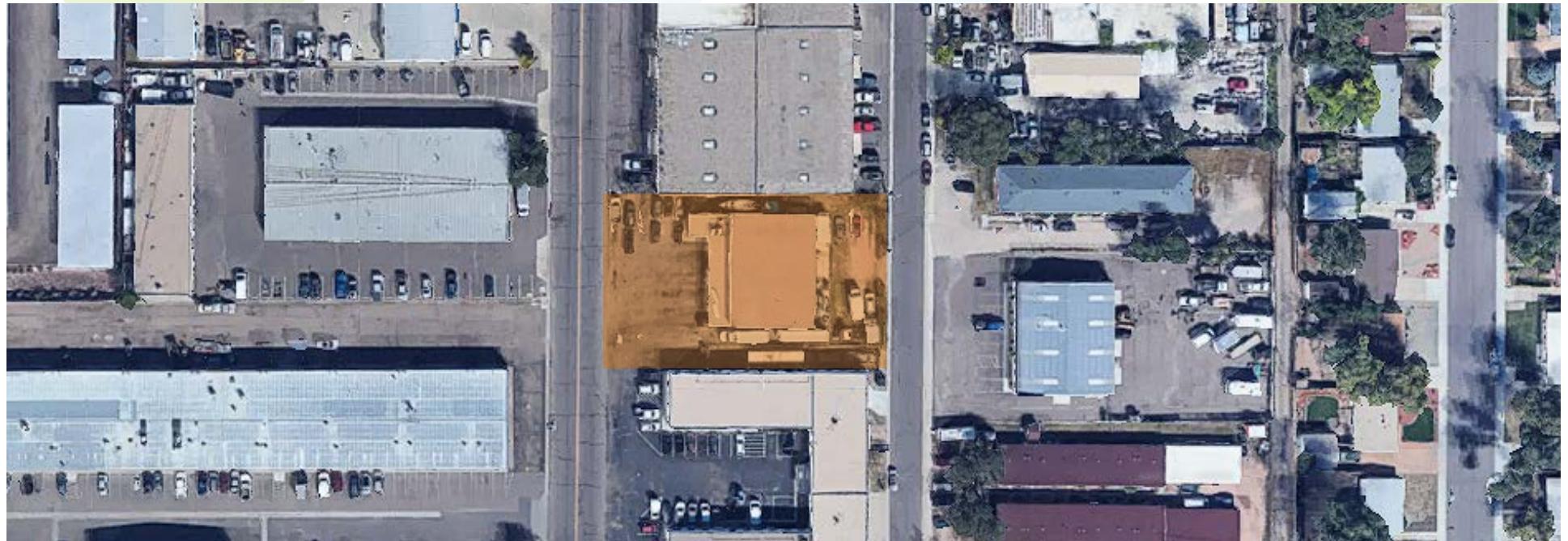
PROPERTY OVERVIEW

PROPERTY ADDRESS	3341 North El Paso Street, Colorado Springs, CO, USA
PROPERTY TYPE	Industrial/Cold Storage
AREA SIZE	6,304 SF
SITE SIZE	0.5 Acres
SALE PRICE	\$1,250,000
PRICE PSF	\$198.00/SF
YEAR BUILT	1966
ZONING	Light Industrial
DOCK HIGH DOORS	5
CLEAR HEIGHT	16'

- ±6,000 SF cold-storage facility
- 500 SF office space
- 5 dock-high loading doors
- Fully fenced and secured yard for storage
- Centrally located near Nevada Ave and I-25
- Front and rear street access for easy logistics



PROPERTY PHOTOS



PROPERTY AERIAL



MARKET OVERVIEW

Why Choose Colorado Springs?

Colorado Springs is one of the fastest-growing cities in the Rocky Mountain region, offering a dynamic blend of natural beauty, military and aerospace innovation, and a thriving business climate. Nestled at the base of Pikes Peak, the city provides a high quality of life with affordable living, top-ranked schools, and abundant recreational opportunities.

Home to a robust and diverse economy, Colorado Springs is an ideal location to launch or grow a business—whether you're establishing a new headquarters, expanding a manufacturing facility, or joining the ranks of the 300+ major employers that have already chosen to invest in this vibrant community.



3341 N EL PASO

COLORADO SPRINGS



 **PRICE**
\$1,250,000

**COLD-STORAGE
WAREHOUSE FOR SALE**

JEFF BRANDON, SIOR Principal

303.870.4091 • jeff.brandon@navpointre.com

RENEE NEWLAND Director

719.659.7762 • renee.newland@navpointre.com