

# 3341 N EL PASO

COLORADO SPRINGS



COLD-STORAGE  
WAREHOUSE FOR SALE



PRICE  
\$1,250,000

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# 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.

### 1M PEOPLE

Southern Colorado's population is forecasted to reach approximately 1 million by 2040, making it one of the largest and most dynamic metro areas in the state.

### 5% GROWTH

with a 5% average annual growth in Gross Regional Product (GRP) over the past several years.

### JOB INCREASE

From 2015 to 2020, Colorado Springs saw a 9.3% increase in jobs—from 288,663 to 315,579—outpacing the national job growth rate of 1.3% by over 8%.

#### • Strategic Location

Colorado Springs is strategically situated along the I-25 corridor, providing direct access to Denver, Pueblo, and major transportation routes. Its proximity to key military installations, including Peterson Space Force Base and Fort Carson, enhances its regional importance and workforce appeal.

#### • Business Friendly

With stunning mountain views, excellent infrastructure, and a business-forward municipal government, Colorado Springs is ideal for companies looking to thrive. Tax incentives, workforce training programs, and efficient permitting processes make the city a prime destination for business expansion and relocation.

#### • Major Employers

Home to a diverse base of employers across sectors like Aerospace & Defense, Technology, Healthcare, and Tourism, Colorado Springs supports over 300,000 jobs. Notable industries include Military Contracting, Advanced Manufacturing, Cybersecurity, and Outdoor Recreation.



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