

# Mission Foods Building | FOR SALE



**3715 MARK DABLING BLVD COLORADO SPRINGS, CO 80907**

## Property Specifications

Property: Single Tenant  
Office/Warehouse Building  
On Large Fenced Lot

Building Size: 7,442 GSF |  
7,200 RSF Leased

Year Built: 2011

Land Area: 1.16 AC (Approx. 50,467 SF)

Zoning: LI | CU | SS

Loading Doors: Three (3) Dock-High Doors  
One (1) Ground-Level Door

## John C. Onstott, JD

Principal | Senior Broker

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## Property Features

- Great Location Near North I-25 and Garden of the Gods
- Leased Through May 31, 2026 to Original Tenant
- Clean Distribution Use
- Good Parking and Truck Access
- Fenced Yard Adjacent to El Paso County Office/Warehouse, Gossage Park, and Pikes Peak Greenway Trail

▪ **SALE PRICE: \$2,232,600.00 (\$300.00 PSF)**

▪ **Call Broker For Details**

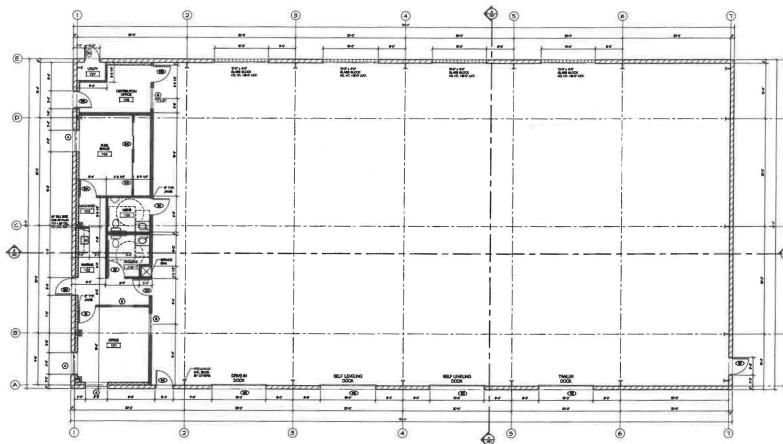


Mark Dabling Blvd

## SUBJECT PROPERTY

**Sale Price:  
\$2,232,600.00**

## FLOOR PLAN



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