

# Light Industrial/Flex Building For Sale

4030 SINTON ROAD, COLORADO SPRINGS, COLORADO 80907



## Overview

Looking to place capital fast or snag a high visibility income producing asset before the end of 2025? The Seller is ready to deal, ready to move, and ready to close!

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 every single 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 having flexibility for the new Owner. The current single tenant layout can be split back into two or three units, each with its own storefront entrance and restroom, giving future owners flexibility for leasing, repositioning, or maximizing rental income. Zoned LI, the site opens the door to a wide range of commercial, service, and industrial uses.

With approximately \$110,000 a year in NOI and a seller and tenant who are motivated, flexible, and willing to get creative, this is the moment to jump. High visibility, multiple revenue streams, huge traffic counts, and fast closing capability it's all here. Please call for more information and to schedule a private tour today!

## 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



**Building Size**  
5,235 SF



**Zoning**  
LI (Light Industrial)

Rev: December 4, 2025

### 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.

### Chris Myers

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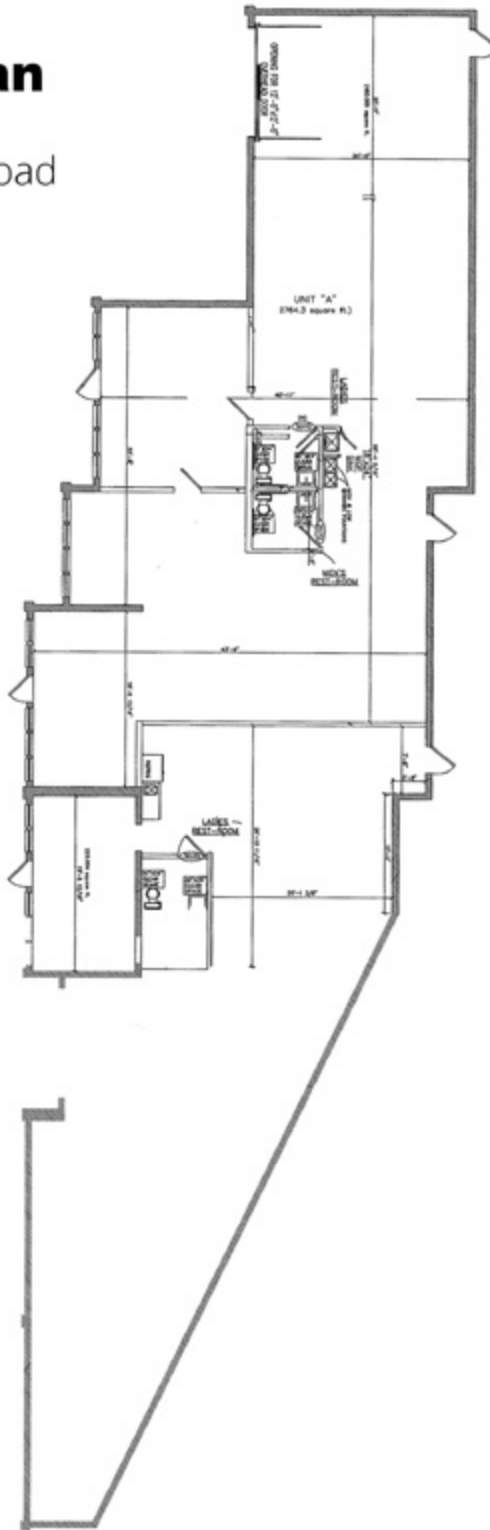
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## Floor Plan

4030 Sinton Road



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