

# NEW CONSTRUCTION

 **3760 E BOULDER ST.**  
COLORADO SPRINGS, CO 80909

**FOR SALE OR LEASE**

SALE PRICE

CONTACT BROKER

LEASE RATE

CONTACT BROKER



**5,000 SF**



**.52 AC**



**Randy C. Dowis, Principal**

o: 719 650 1332

e: [dowis@highlandcommercial.com](mailto:dowis@highlandcommercial.com)



**Megan Mechikoff, Broker Associate**

o: 812 525 6151

e: [mmechikoff@highlandcommercial.com](mailto:mmechikoff@highlandcommercial.com)

**NAL Highland**



# Property Overview

Brand new 5,000 SF industrial building featuring 18' clear height and a 12' x 14' ground-level door. Centrally located in Colorado Springs, the property sits on a private and secure 0.5-acre lot, offering excellent functionality, flexibility, and yard space. Well suited for owner-users seeking a new functional warehouse with a controlled site in a highly accessible central location.

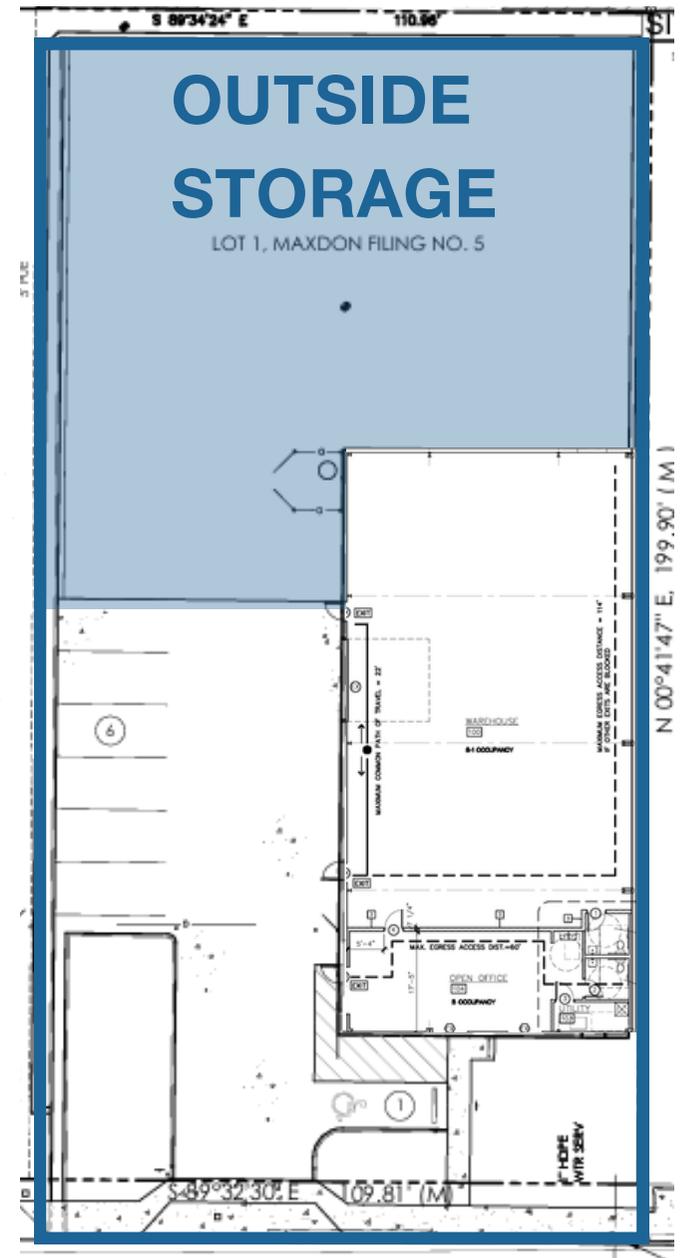
# Property Specifications

<b>BUILDING SF</b>	5,000 SF
<b>OFFICE SF</b>	+/- 950 SF
<b>ZONING</b>	MX-L
<b>LOT SIZE</b>	.52 AC
<b>GROUND LEVEL DOOR</b>	12' X 14'
<b>POWER</b>	200 A, 120/208 V, 3 Phase
<b>CLEAR HEIGHT</b>	18 FT

# SITE PLAN



SCAN HERE



**Randy C. Dowis, Principal**

o: 719 650 1332

e: dowis@highlandcommercial.com



**Megan Mechikoff, Broker Associate**

o: 812 525 6151

e: mmechikoff@highlandcommercial.com

**NAL Highland**



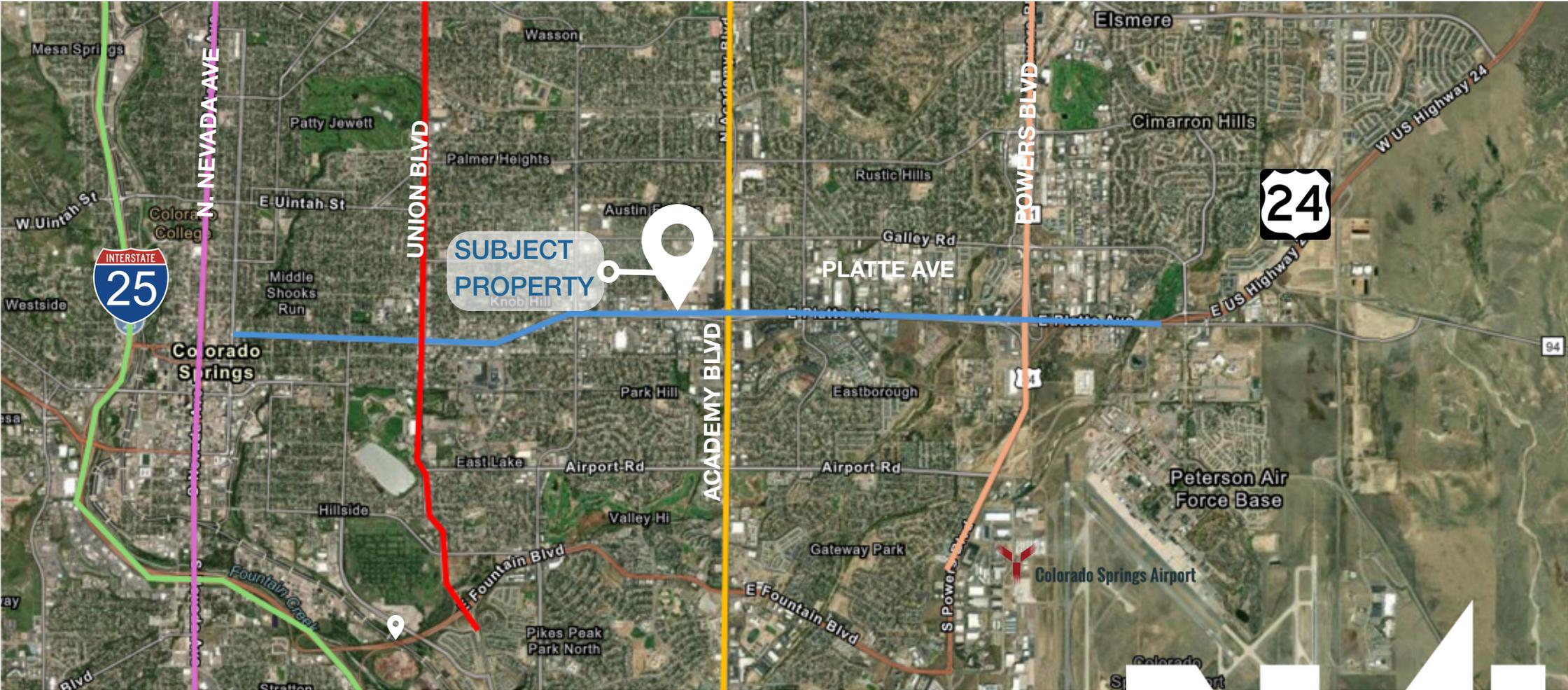


DRIVE-TIME TO I-25 10 MINUTES

DRIVE TO I-25 22 MINUTES

# LOCATION

3760 E. Boulder Street Colorado Springs, CO 80909



**Randy C. Dowis, Principal**

o: 719 650 1332

e: dowis@highlandcommercial.com



**Megan Mechikoff, Broker Associate**

o: 812 525 6151

e: mmechikoff@highlandcommercial.com

**NAL Highland**

**RANDY CHURCHILL DOWIS**  
INDUSTRIAL TEAM

02.26.2026

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



**Randy C. Dowis, Principal**

o: 719 650 1332

e: [dowis@highlandcommercial.com](mailto:dowis@highlandcommercial.com)



**Megan Mechikoff , Broker Associate**

o: 812 525 6151

e: [mmechikoff@highlandcommercial.com](mailto:mmechikoff@highlandcommercial.com)

