

# High-Bay Warehouse Building For Sale

3512 N TEJON STREET, COLORADO SPRINGS, CO 80907



## Overview

Located near I-25 and the major intersection of Fillmore St/N Nevada Ave, 3512 N Tejon Street is a fully renovated warehouse building with a total of approximately 20,700 SF, including 8,000 SF of high-bay warehouse space.

The property features a highly functional and efficient layout, combining renovated office and support areas with clear-span, high-bay warehouse space well suited for distribution, light manufacturing, contractor use, showroom, or flex operations. The balance of office and warehouse creates flexibility for both owner-users and investors seeking a versatile asset.

With strong visibility, easy access to Downtown Colorado Springs and I-25, and positioning along an established commercial corridor, the property benefits from long-term demand and central infill appeal. This is a turn-key opportunity for users seeking scale, functionality, and location in one asset.

## Highlights

- Fully renovated commercial building
- Approx. 20,700 SF total
- Approx. 8,000 SF high-bay warehouse
- Functional office / warehouse mix
- Strong visibility along Tejon Street
- Ideal for owner-user or investor
- Central access to Downtown and I-25

## Property Details

	<b>Sales Price</b> \$3,587,500.00		<b>Building Size</b> 20,700 SF
	<b>Zoning</b> M-1		<b>Lot Size</b> 0.68 Acres

\* Square Footage Source: Property Owner

Rev: January 30, 2026

### 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.

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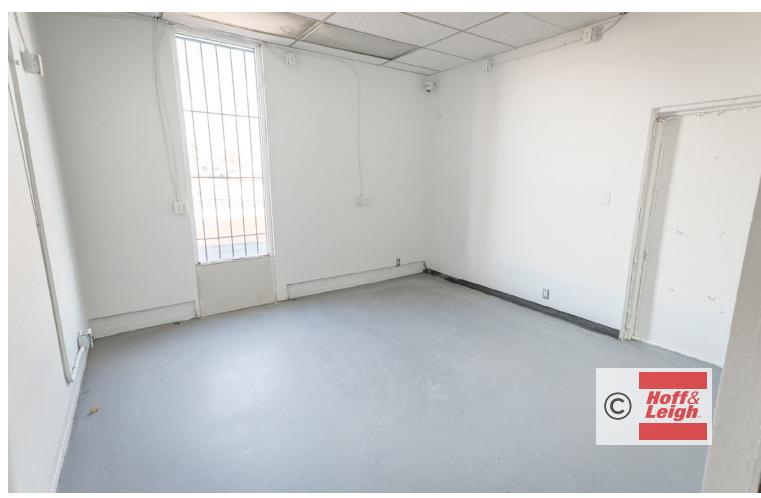
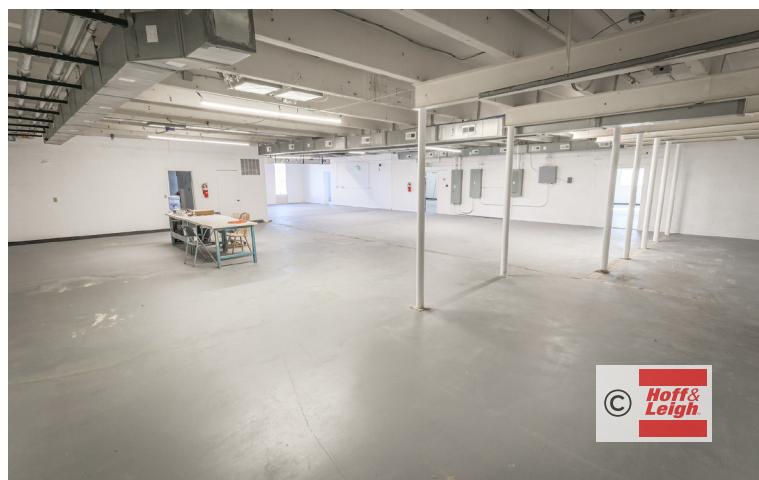
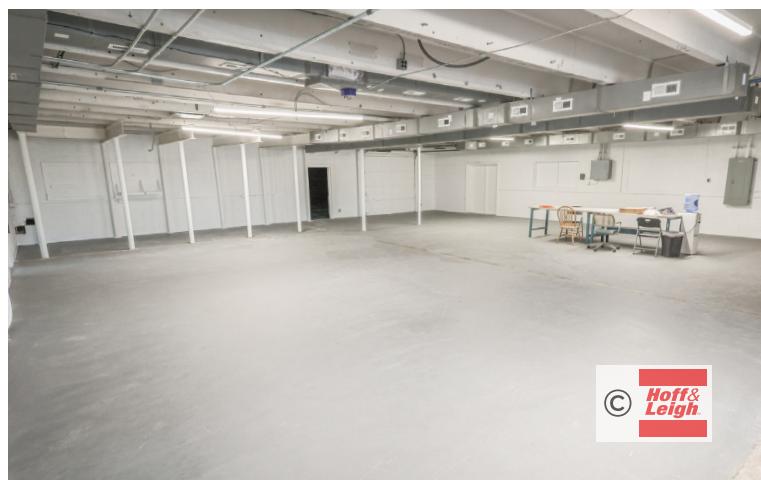
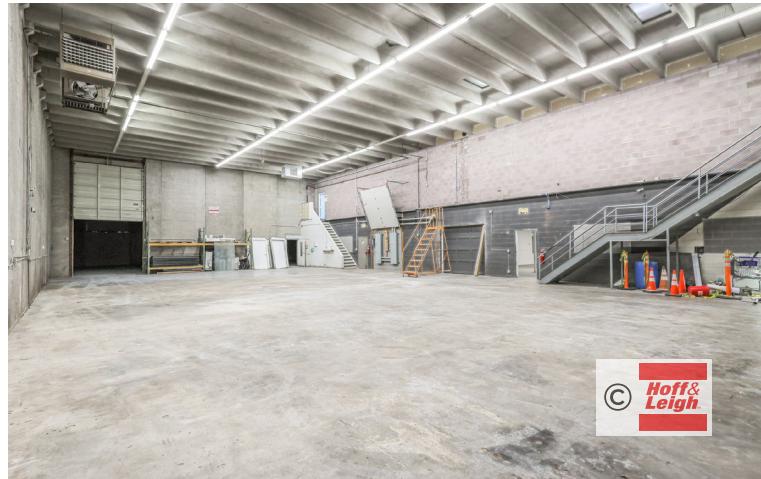
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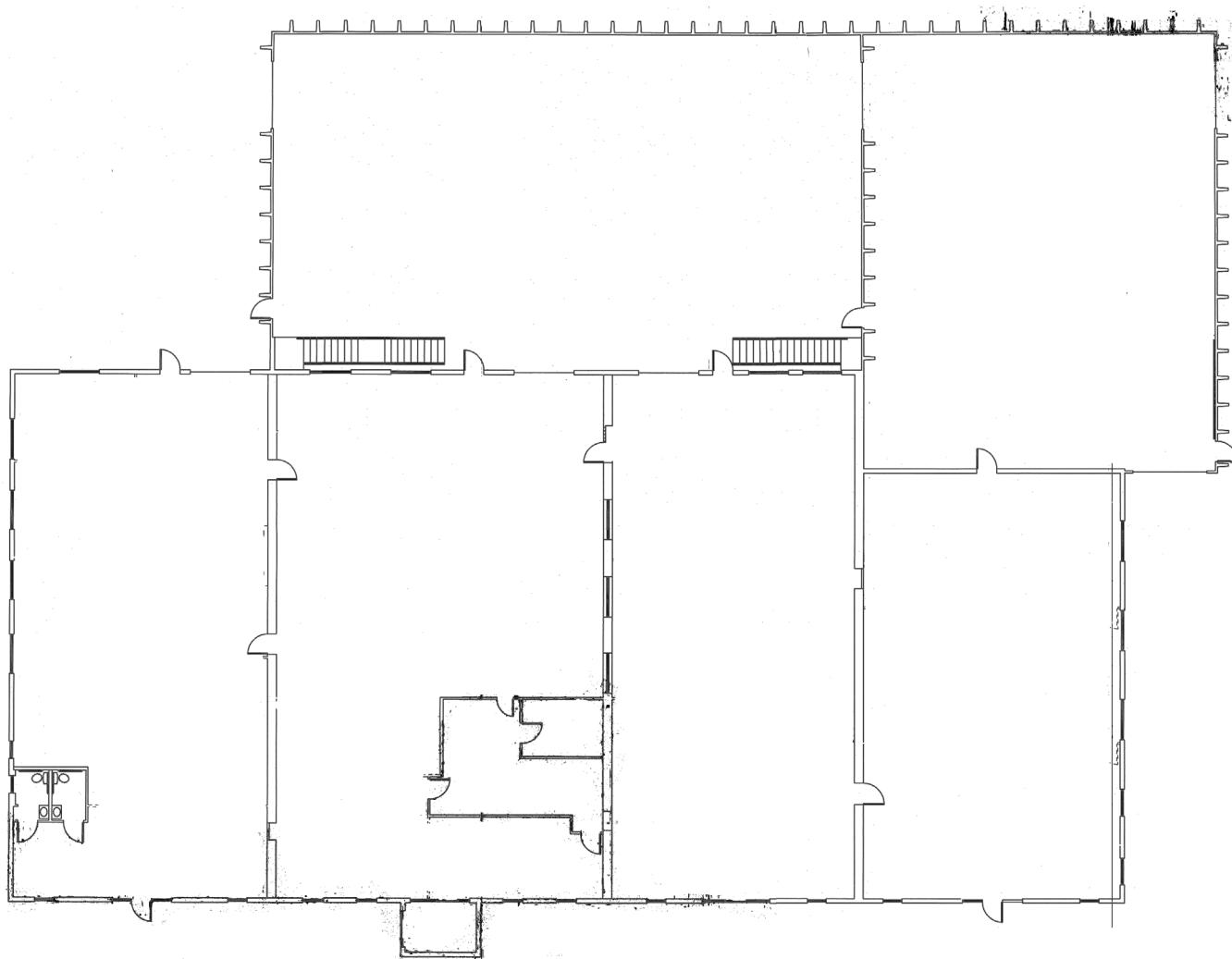
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## Floor Plan



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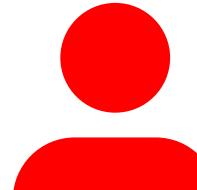
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## DEMOGRAPHICS



82,150  
Population



40.1  
Median Age



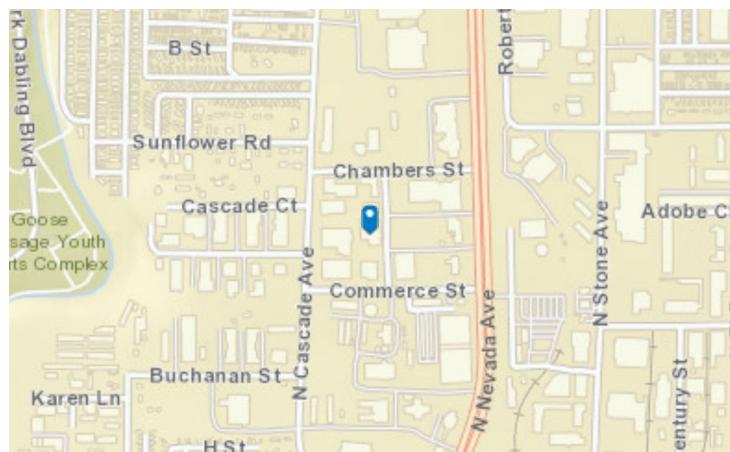
2.1  
Average  
Household Size



\$76,284  
Median Household  
Income

## TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Commerce St	22,800	0.3
4th St	2,700	0.3
Stone Ave	1,100	0.3
E del Norte St	20,338	0.3
Winters Dr	23,259	0.3



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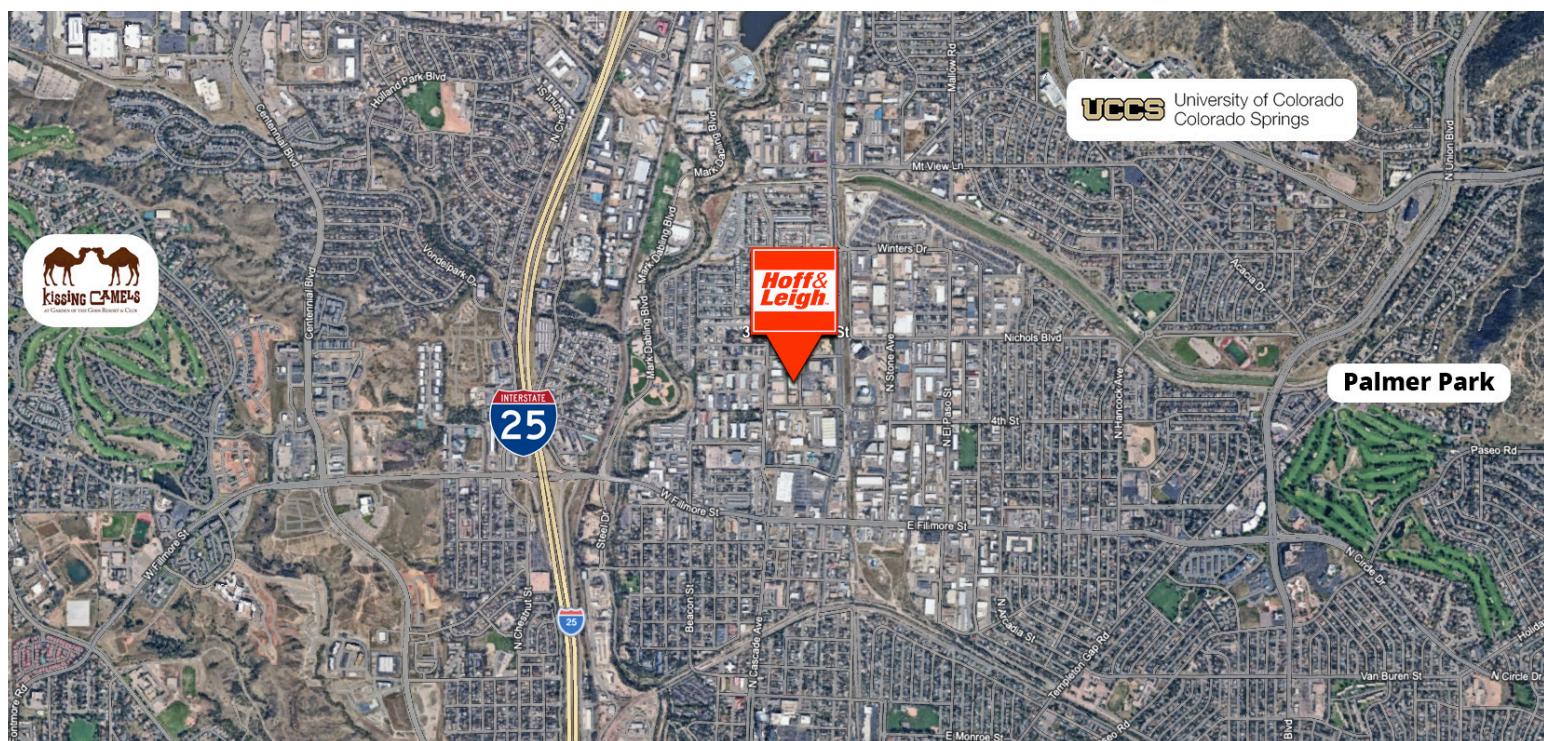
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