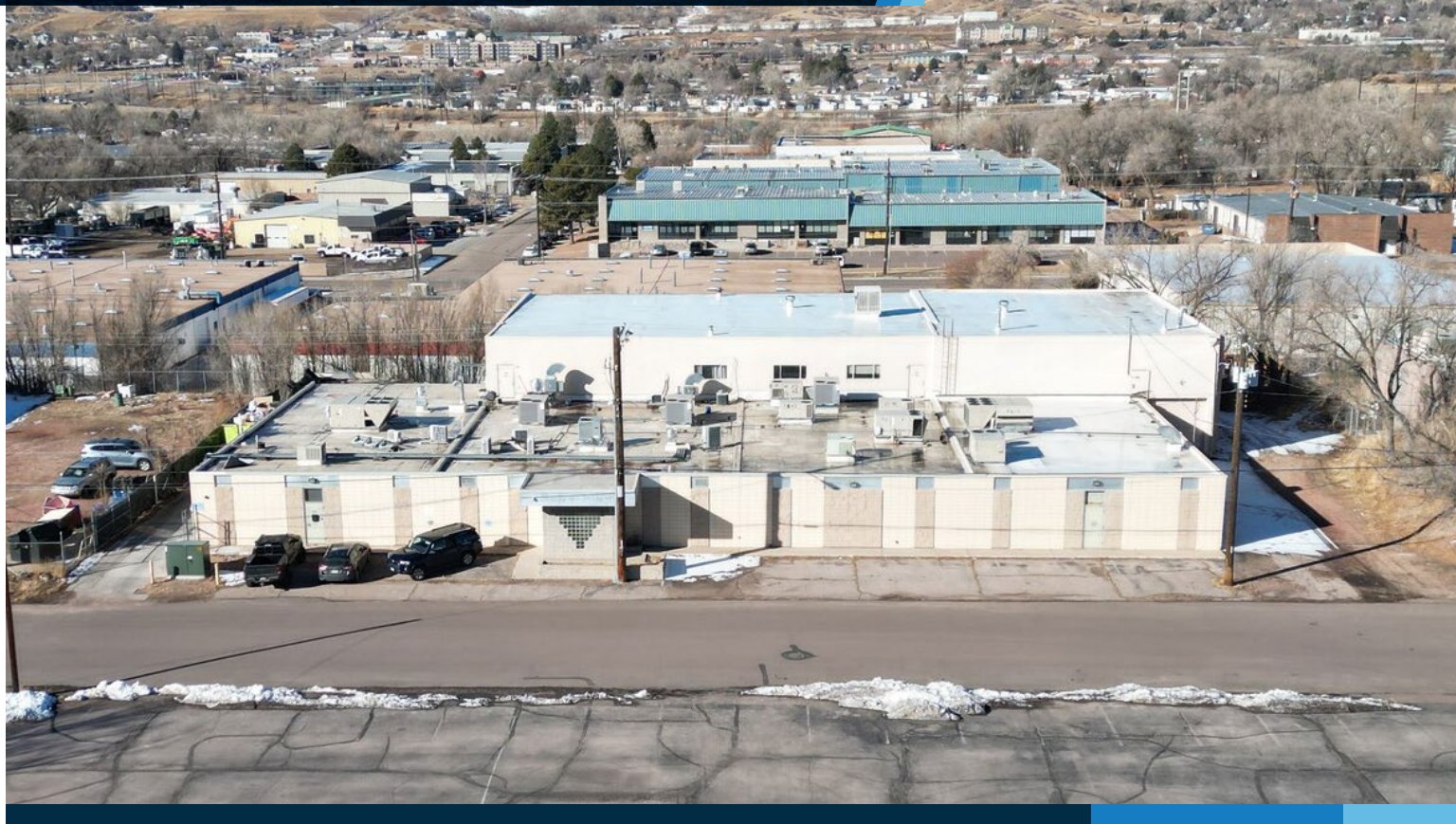


INDUSTRIAL BUILDING FOR SALE

3512 N Tejon St.

COLORADO SPRINGS, CO 80907

*Seller Financing  
Available For  
Qualified Buyers!*



## Property Description

**3512 N TEJON STREET** is a 20,600 SF industrial building situated on a 0.68 acre lot. Located in a prime industrial area with excellent road connectivity and easy access to I-25, this property offers convenient access for logistics and transportation.

- Drive-In Doors: (1) 10'x10', (1) 11'x12'
- Electrical: 3-Phase Power, 2,400 Amps
- Warehouse Ceiling Height: 22' Clear
- Office Ceiling Height: 12' Clear
- Air Conditioning: Approximately 84 Tons
- Construction: Twin T - Roof and Concrete Walls
- New roof in 2017 and 2022
- Located in an [Enterprise Zone](#) and [Opportunity Zone](#), providing special tax incentives for new and established businesses. (Click on links to learn more about each Zone).

## Property Summary


<b>BUILDING SIZE:</b>	20,600 SF Warehouse: 7,800 SF Office: 12,800 SF
<b>SALE PRICE:</b>	\$2,625,000.00 (\$127/SF)
<b>LAND SIZE:</b>	0.68 Acres
<b>TAXES (2023):</b>	\$22,284.33
<b>YEAR BUILT:</b>	1967
<b>ZONING:</b>	M1
<b>TAX SCHEDULE NUMBER:</b>	6331108003

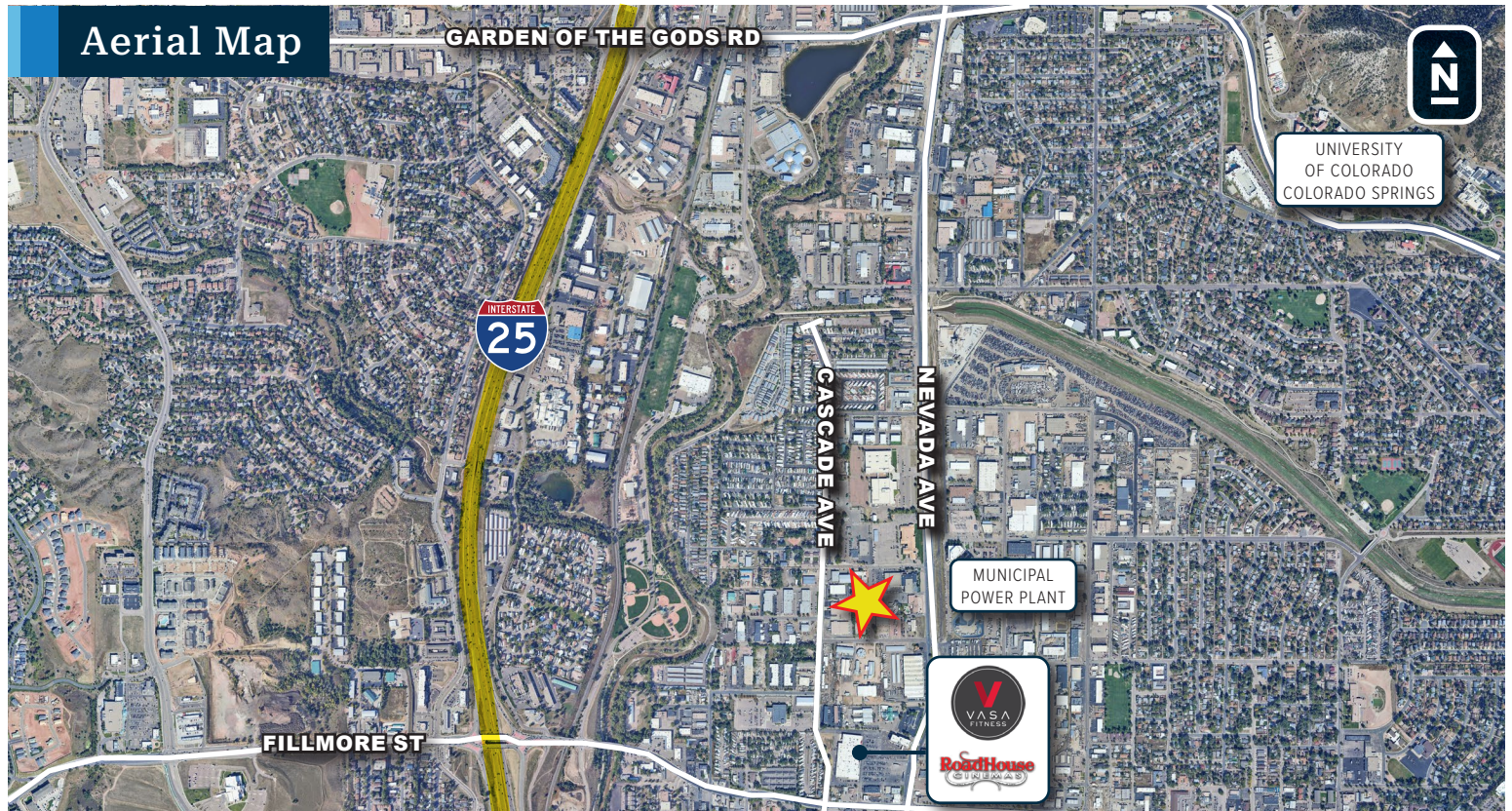
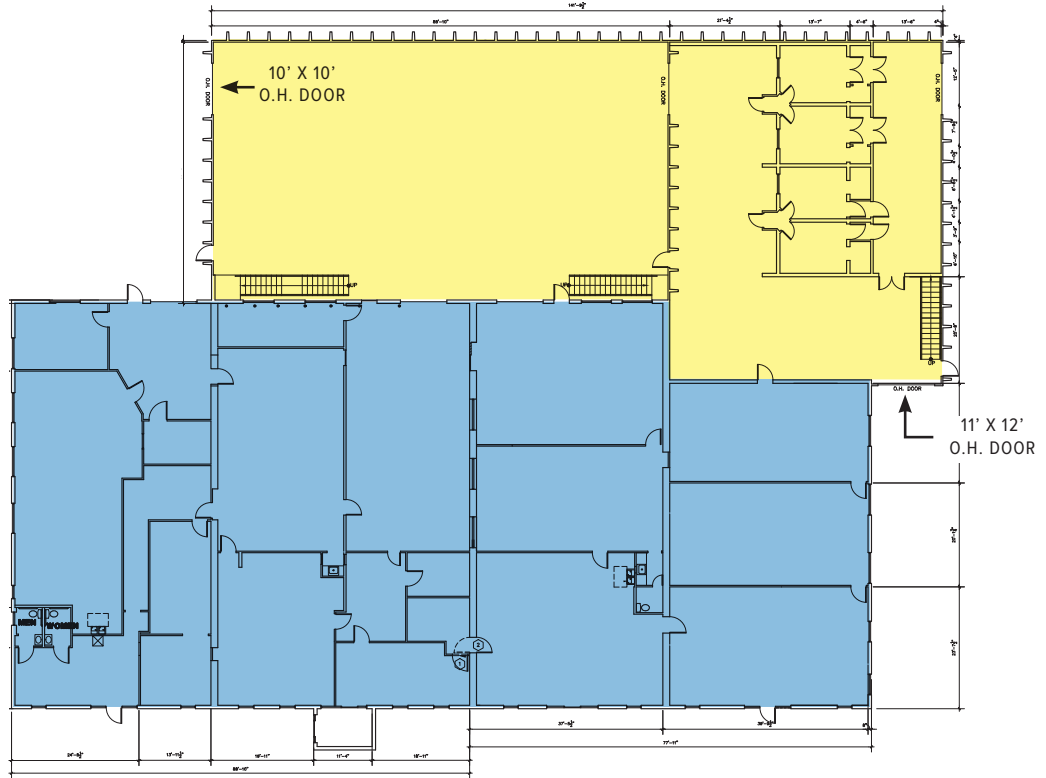




**FLOOR PLAN**  
3512 N TEJON ST  
20,600 SF AVAILABLE

 WAREHOUSE SPACE:  
7,800 SF

 OFFICE SPACE:  
12,800 SF



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