

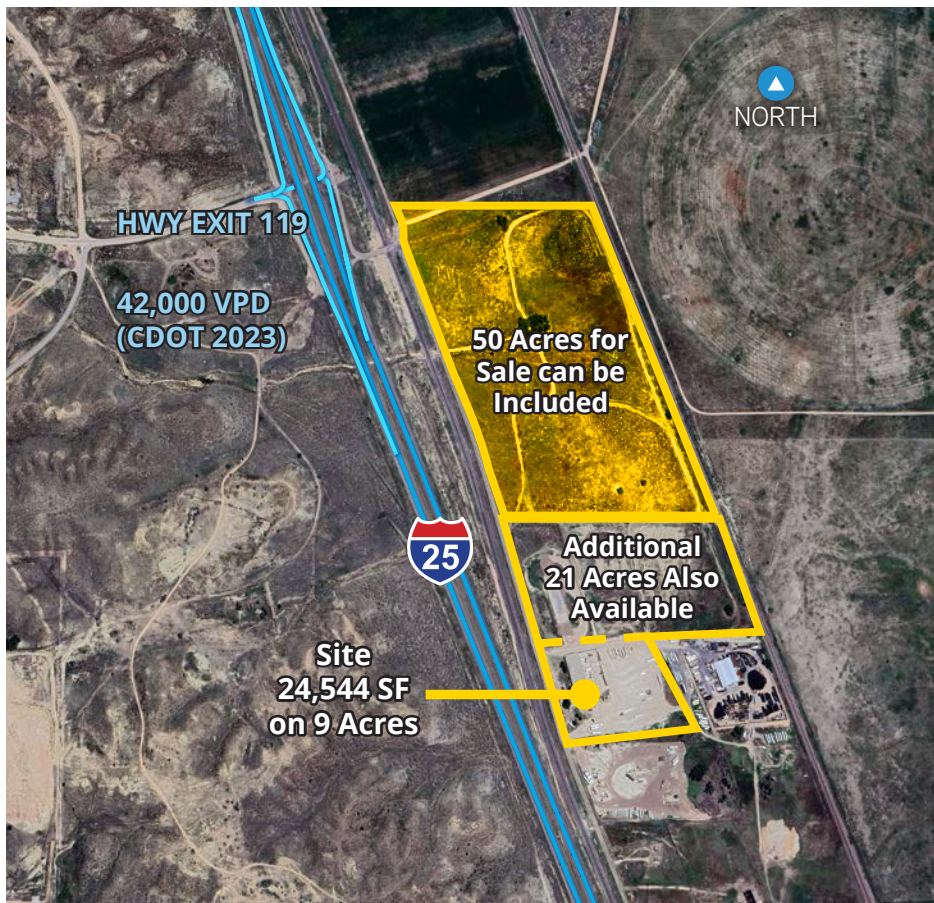
For Sale or Lease

24,544 SF Building on 9 - 30 Acre Site
I-3 Zoning & I-25 Visibility!
Seller Financing

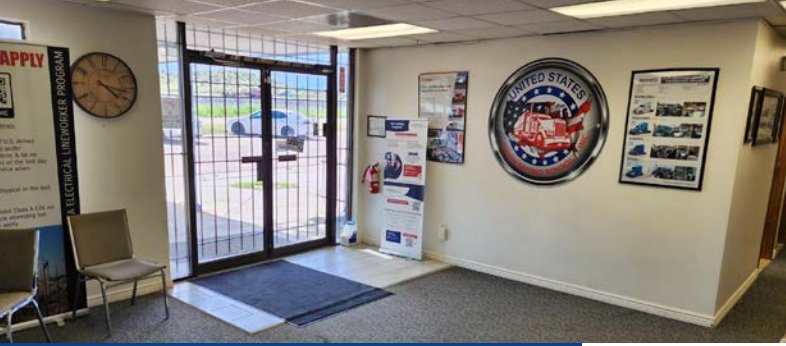
19825 Wigwam Rd.
Fountain, CO 81008

Site Specifics

- Area: 24,544 SF Bldg. on 9 - 30 Acres
- Lease Rate: \$8.95/SF NNN for Building on 9 Acres, Up to 21 More Acres for Negotiable Price
- Sale Price: \$2,970,000 (for Building and All 30 Acres)
- Office: 2,283 SF with Large Classrooms in the Warehouse That Can Stay or Go
- Warehouse: 22,261 SF
- Loading: Three (3) Drive-Ins (17'x16')
- Zoning: I-3 Heavy Industrial
- Clear Height: 19'
- City/County: Unincorporated EL Paso County
- Taxes: \$24,433 (2025)
- Water: Well
- Power: Mountain View Electric
- Seller Financing Possible

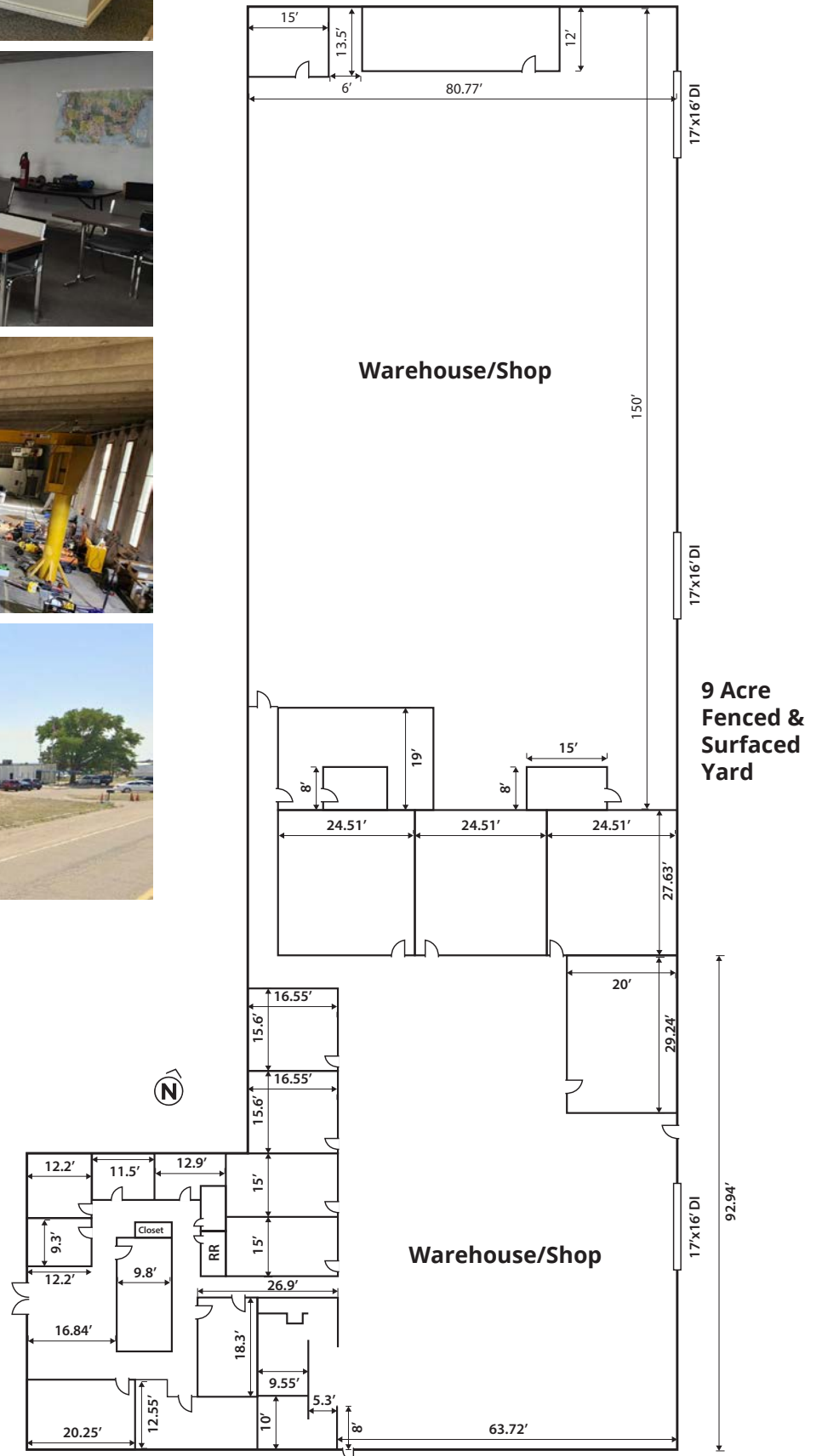


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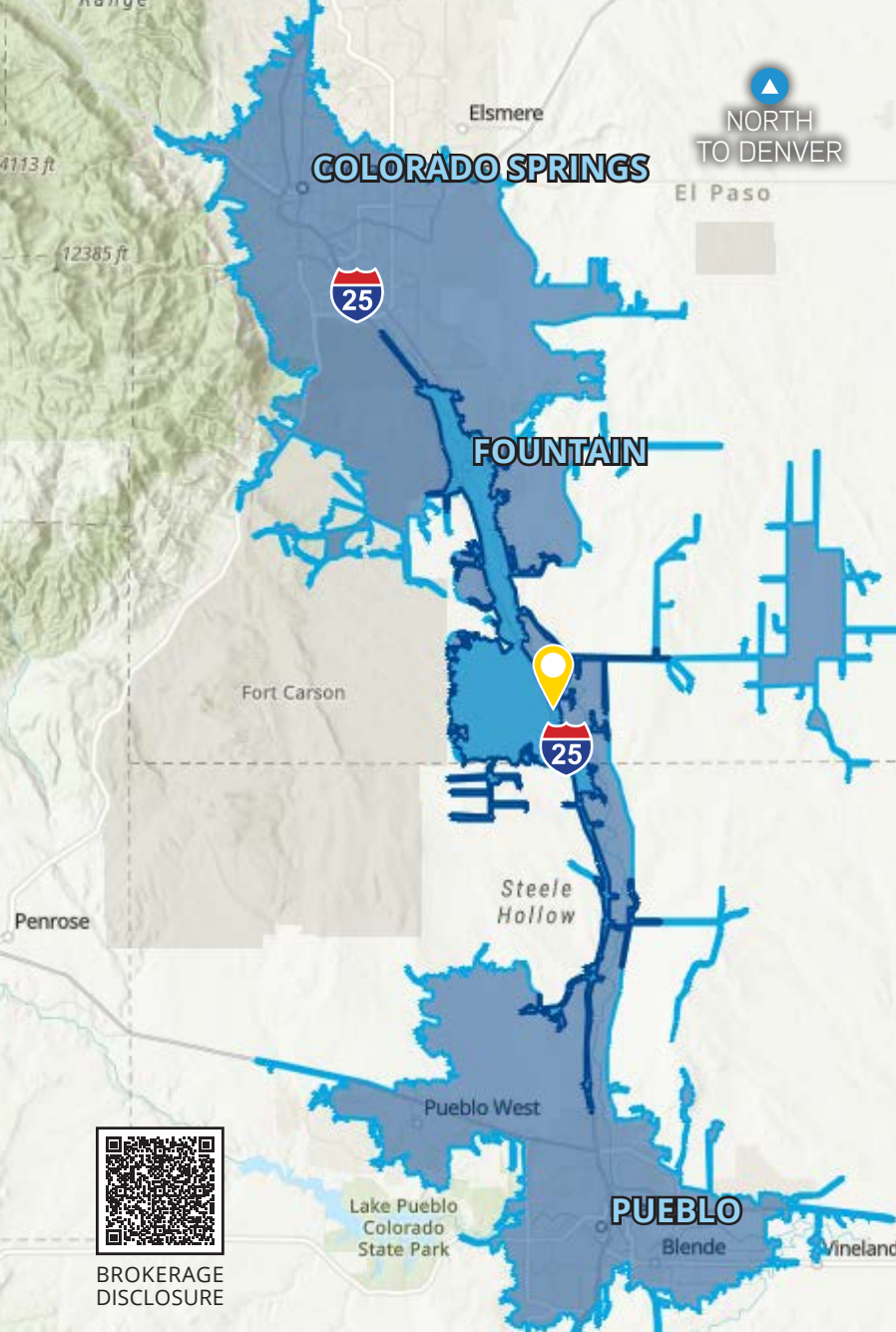
Floor Plan

Additional 21 Acres Available



Highlights

- > **\$8.95/SF NNN** for entire building on 9 acres of fenced and surface lot. An additional 21 acres is available for more outside storage at a negotiable price.
- > **Direct exposure** on I-25 - 42,000 VPD in 2023 (CDOT)
- > **Quick highway access** to I-25 North / South bound ± 600 FT from property line
- > **Location** is 23 miles south of central Colorado Springs; 21 miles north of central Pueblo
- > **50 Acres** to the North also available
- > **Sale Price: \$2,970,000** (Possible Seller Financing)



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Demographics

	30 Minute Drive Time	
2024 Population	466,109	
Growth Since 2010	12.5%	
Blue Collar Labor Pool	44,992	
Average Household Income	2024 \$89,498	2029 \$105,742

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