

3120 BEACON STREET

Colorado Springs, CO

LIGHT INDUSTRIAL
FOR SALE



143,615
VEHICLES
PER DAY



Fillmore

35,280
VEHICLES
PER DAY



Beacon St

RARE LIGHT INDUSTRIAL SMALL FORMAT INVESTMENT

\$1,735,000 PURCHASE PRICE | **7.55%** CAP RATE

Matt Call
303.956.5781
matt.call@navpointre.com

Jeff Brandon
303.870.4091
jeff.brandon@navpointre.com

Renee Newland
719.659.7762
renee.newland@navpointre.com

navpoint
REAL ESTATE GROUP

PROPERTY DETAILS

PROPERTY ADDRESS 3120 Beacon Street
Colorado Springs, CO

COUNTY El Paso

BUILDING SIZE 7,000 SF

UNIT SIZES 700 SF x 10

CLEAR HEIGHT 14 Feet

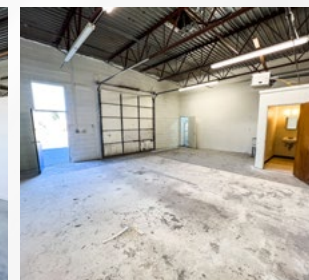
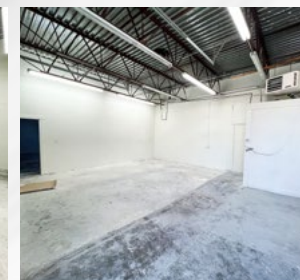
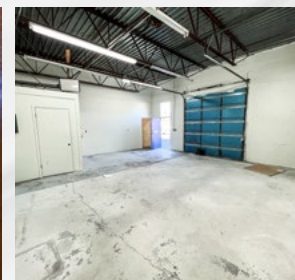
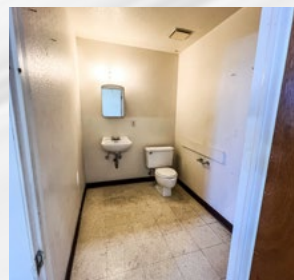
LOADING 1- 10' x 10' Drive-In
Loading Door Per Unit

ZONING M-1, Colorado Springs

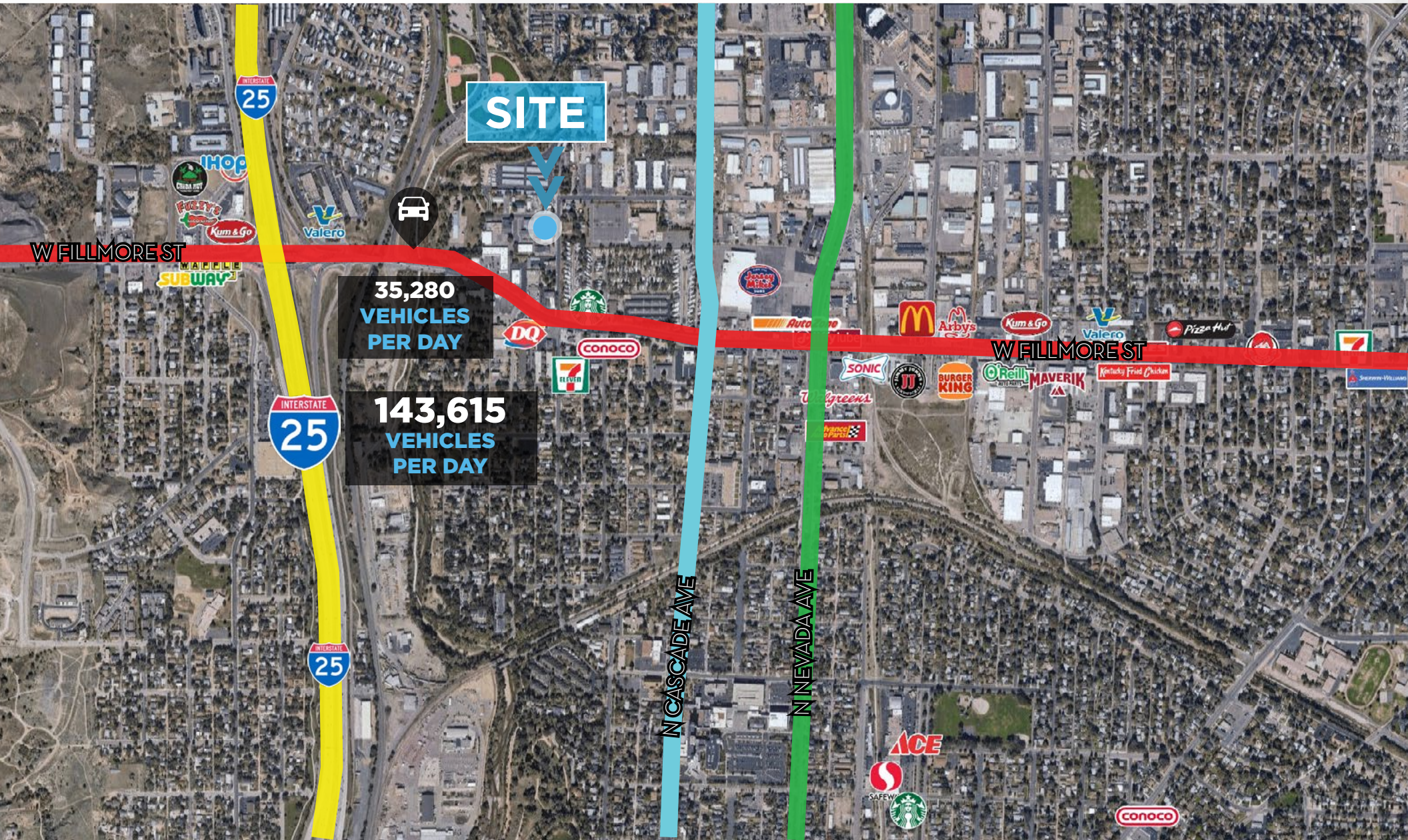
YEAR BUILT 1979

YEAR RENOVATED 2022

- Significant Leasing Demand for Small Format Industrial
- Fully Fenced and Secured Yard
- Brand New Asphalt on entire site
- OH Doors and bathrooms in every single unit
- Conveniently located less than 2 minutes from I-25/Fillmore interchange



SURROUNDING RETAIL



LOCATION MAP



SITE



COLORADO SPRINGS

ADDITIONAL PHOTOS





ADDITIONAL PHOTOS



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