

“1125 North Newport Road”

NEW CONSTRUCTION FOR SALE

20,000 SF Industrial Building with Fenced Yard
1125 N Newport Rd, Colorado Springs, CO 80916

ASKING PRICE: \$4,300,000.00



Randy Churchill Dowis
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Features & Benefits – 1125 North Newport

Total Square Footage:	± 20,000
Available Square Footage:	Fully Leased
Site:	± 2.01 Acres
Year of Completion:	2022
Zoning:	BP CR AO Business Park (Planned District)
Signage:	On-Building, Possible Monument
I-25 Access:	Via Hwy 24 Bypass and/or Milton E. Proby Pkwy
Site Access:	Aeroplaza Drive or N Newport Road
Construction:	Metal with Brick Accents

Clear Height:	± 24 Feet
Column Spacing:	33'
Lighting:	LED
Electric:	800 AMP 480 V
Dock Apron:	To Be Determined
Parking:	± 30 Spaces
Dock Doors:	(2) 8'x10'
Drive-In Doors:	(4) 12'x14'
Building Footprint:	100'x200'
Sprinkler System:	Yes
Yard:	Fenced Storage

ASKING PRICE: \$4,300,000.00
Cap Rate: 6.45%

Exclusively Marketed By:



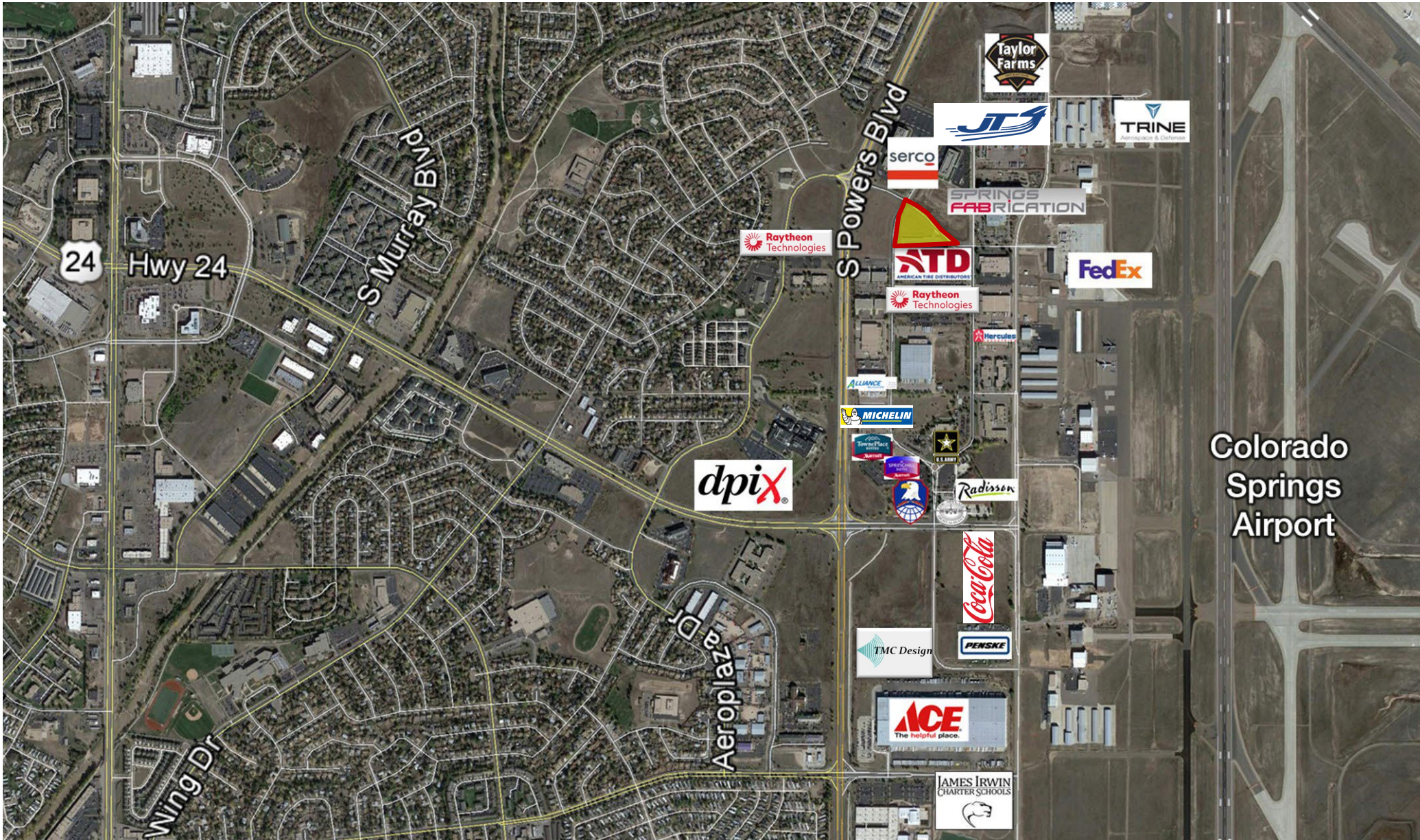
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10/18/2024



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