

# For Sale: Industrial Building with Expansive Stabilized Yard

12,303 RSF Freestanding Warehouse on 3.04 Acres

📍 4625 Town Center Drive | Colorado Springs, CO 80916

**MAJOR PRICE  
IMPROVEMENT!**



~~\$3,500,000.00~~

**\$3,250,000.00**

**SALES PRICE**



**DREW DOWIS**

[drew.dowis@mcreusa.com](mailto:drew.dowis@mcreusa.com)

719.447.5948



**ANDREW DOWIS**

[andrew.dowis@mcreusa.com](mailto:andrew.dowis@mcreusa.com)

719.332.6314

**MILLENNIUM**  
COMMERCIAL REAL ESTATE  
[www.MCREUSA.com](http://www.MCREUSA.com)



# INDUSTRIAL BUILDING AVAILBLE

## PROPERTY FACTS

Address	4625 Town Center Dr
Total Building SF	± 12,303 RSF Total
Zoning	BP-Business Park (Planned District)
Site Size	± 3.04 AC
Clear Height	± 16'
Parking	±60 Surface Spots or 4.88 per 1,000 SF
Loading	Drive Ins: Two (2) (12'W x 14"H)
Year Built	2001
Construction	Reinforced Concrete Block

## PROPERTY HIGHLIGHTS

- Extensive capital improvements completed
- Building boasts excess developable acreage for future expansion
- Freestanding Industrial building with expansive stabilized yard, located less than 5 minutes from Powers Blvd
- Low Coverage site with gated outdoor storage yard
- Warehouse boasts floor drains throughout
- Ideal uses include General and/or plumbing/HVAC contractor, equipment leasing and sales, landscape aesthetics, building supplies & trailer storage



© 2025 Millennium Commercial Real Estate, LLC ("MCRE"). All rights reserved. The information and content contained herein has been obtained from third-party sources that are believed to be reliable and accurate, but MCRE cannot verify the accuracy or completeness of said information and cannot be held liable for inaccuracies from the third-party resources. Any reliance on this information by you is solely at your own risk and you should conduct a careful, independent investigation of the property and verify the accuracy of all information. The MCRE name and logo are service marks of MCRE. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of MCRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



INTERIOR PROPERTY PHOTOS





AERIAL



DRIVE TIMES

5 minutes  
POWERS BLVD

11 minutes  
I-25 N

16 minutes  
COLORADO SPRINGS AIRPORT  
(COS)

16 minutes  
DOWNTOWN COLORADO SPRINGS

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	14,581	117,989	254,300
2024-2029 Projected Growth	1.0%	0.9%	0.9%
2024 Households	5,839	46,941	101,689
2024 Avg. Household Income	\$59,824	\$68,996	\$78,629

FOR MORE INFORMATION

DREW DOWIS

[drew.dowis@mcreusa.com](mailto:drew.dowis@mcreusa.com)

719.447.5948

ANDREW DOWIS

[andrew.dowis@mcreusa.com](mailto:andrew.dowis@mcreusa.com)

719.332.6314

FLOORPLAN

