

# 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**



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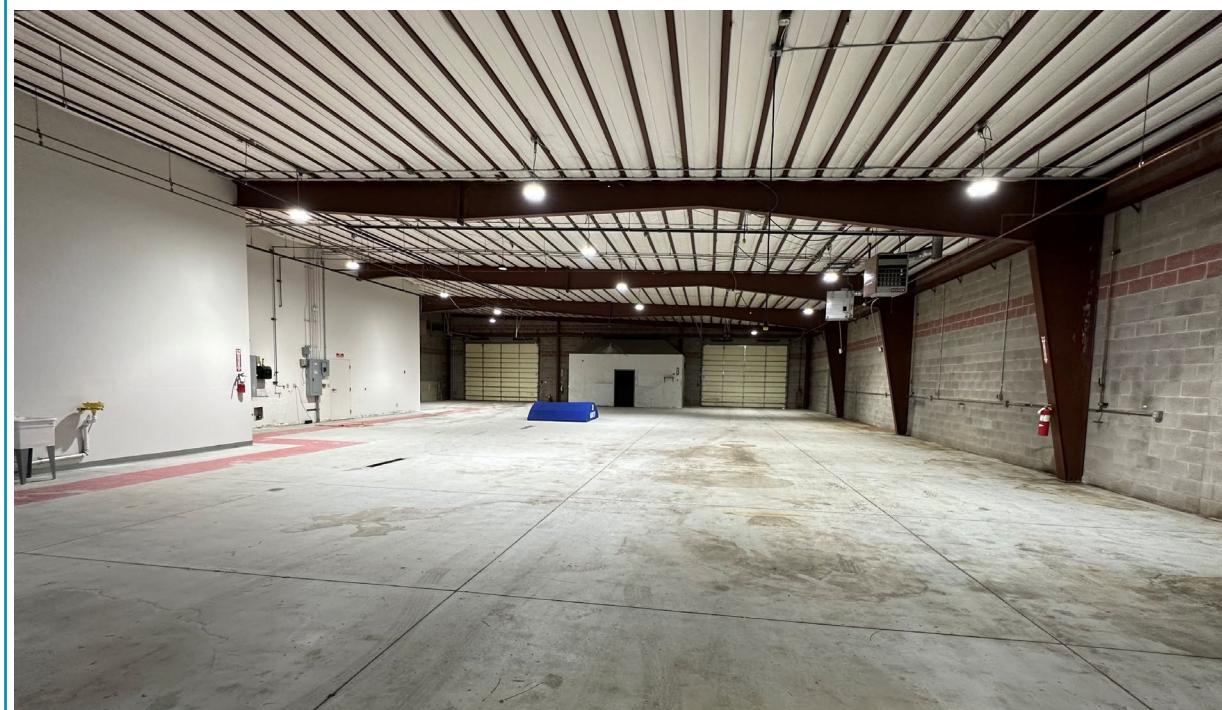
# INDUSTRIAL BUILDING AVAILABLE

## PROPERTY FACTS

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



## INTERIOR PROPERTY PHOTOS



AFRIAI



## DEMOGRAPHICS

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

## FOR MORE INFORMATION

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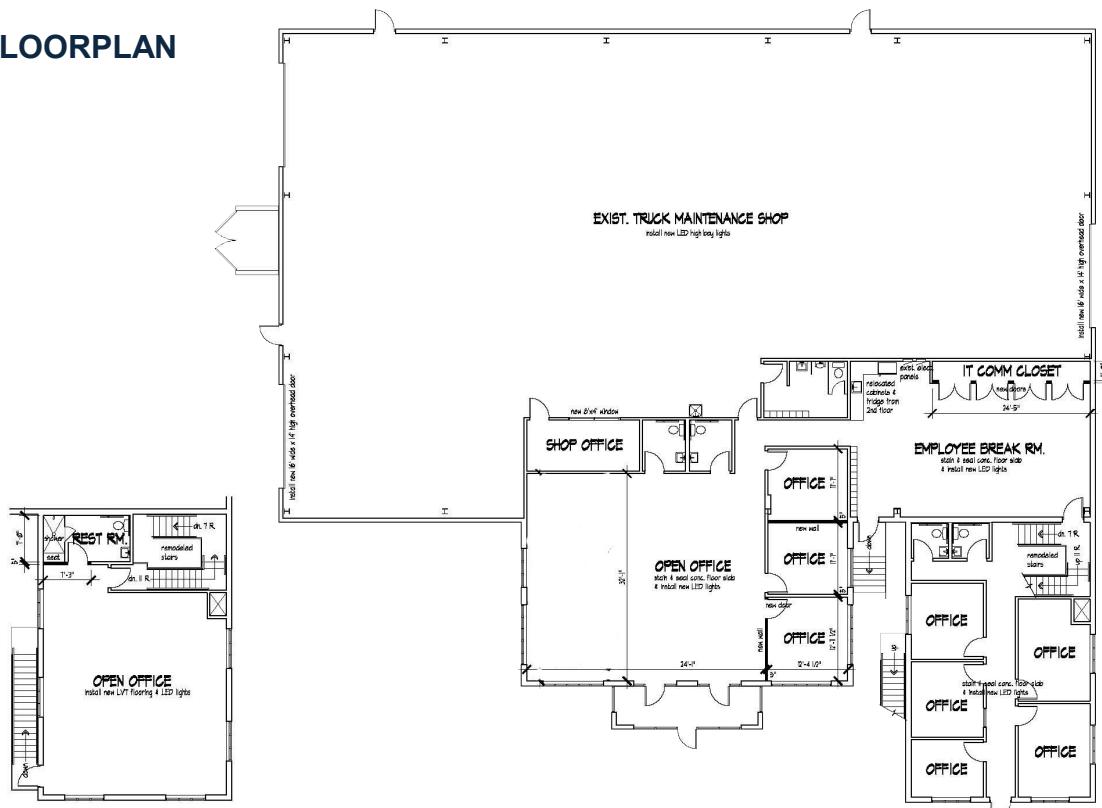
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## FLOORPLAN



## DRIVE TIMES

5 minutes

## POWERS BLVD

11 minutes

I-25 N

16 minutes

COLORADO SPRINGS AIRPORT  
(COS)

16 minutes

## DOWNTOWN COLORADO SPRINGS

### EXIST. TRUCK MAINTENANCE SHOP

install new LED high bay lights

## UPPER FLOOR REMODEL PLAN

## MAIN FLOOR REMODEL PLAN

11A  
SCALE