

# WAREHOUSE & LAND



## FOR SALE

1925 & 1945 AEROPLAZA DRIVE  
COLORADO SPRINGS, CO 80916



**COLE UNDERWOOD**  
Broker Associate  
Direct: (719) 200-4610  
cole@coleunderwood.com



4272 Promenade Drive Suite 100  
Colorado Springs, CO 80920

# PROPERTY INFORMATION

SALE PRICE: \$1,495,000.00  
BUILDING AREA: 3,674 SF  
LOT SIZE: 1.89 AC  
ZONING: BP/CR AO  
OVERHEAD: 1

# PROPERTY DESCRIPTION

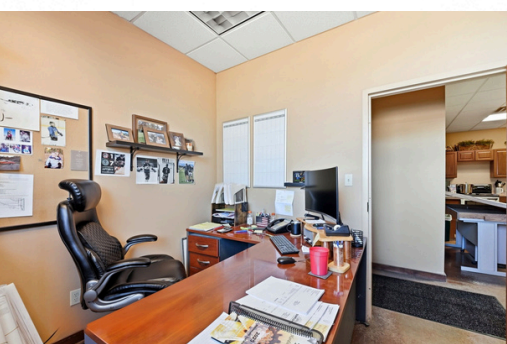
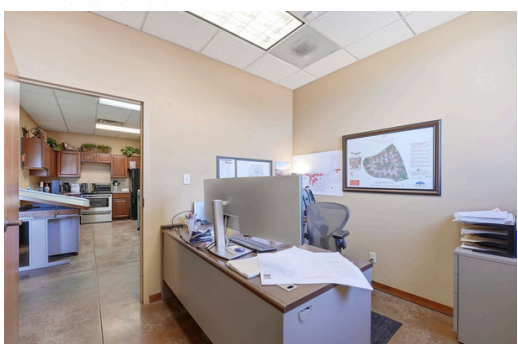
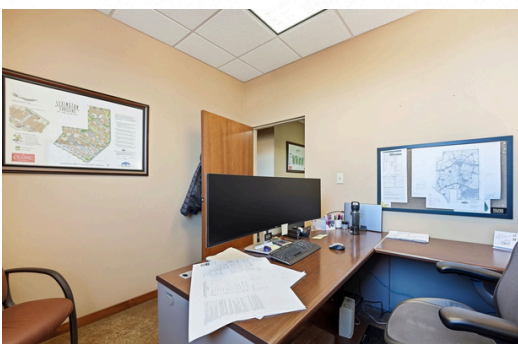
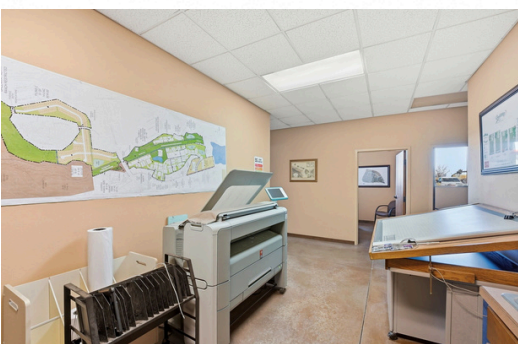
GREAT INDUSTRIAL BUILDING NEAR COLORADO SPRINGS AIRPORT. EASY ACCESS TO I-25 AND POWERS BLVD FROM THIS LOCATION. PROPERTY CONSISTS OF A 3,674 SQUARE BUILDING SITTING ON 1.89 ACRES IN TOTAL (TWO LOTS 1.03 ACRES AND AN ADDITIONAL SEPARATELY PLATTED 37,487 SQUARE FEET). BUILDING HAS MULTIPLE OFFICES, RECEPTION AREA, CONFERENCE ROOM, AND WAREHOUSE SPACE WITH 14' OVERHEAD DOOR. PLENTY OF OFF STREET PARKING AND FULLY FENCED IN STORAGE YARD. CALL LISTING AGENT WITH ANY QUESTIONS.

# PROPERTY HIGHLIGHTS

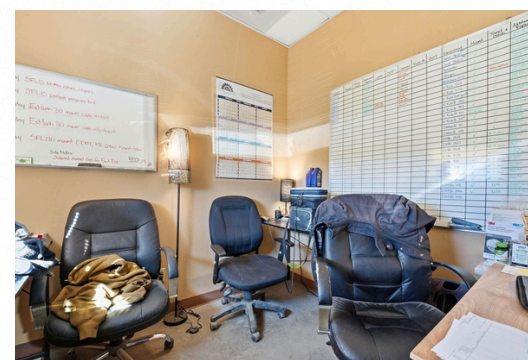
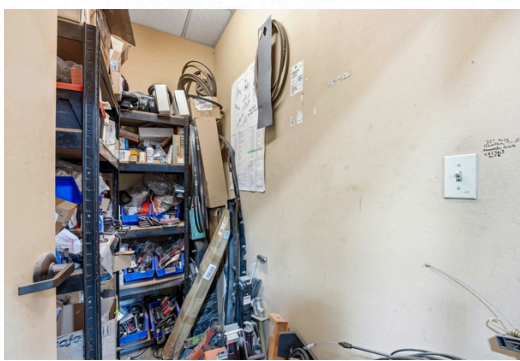
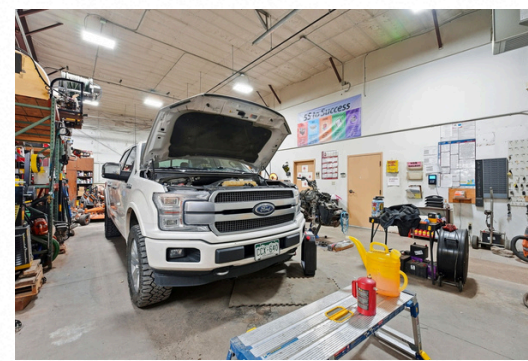
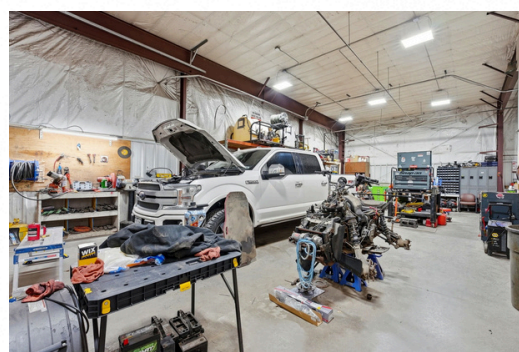
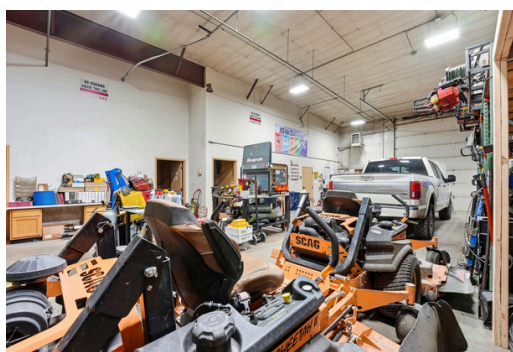
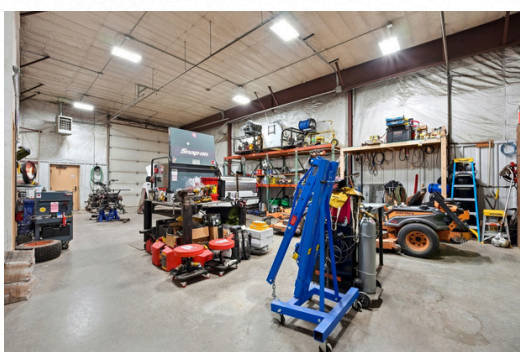
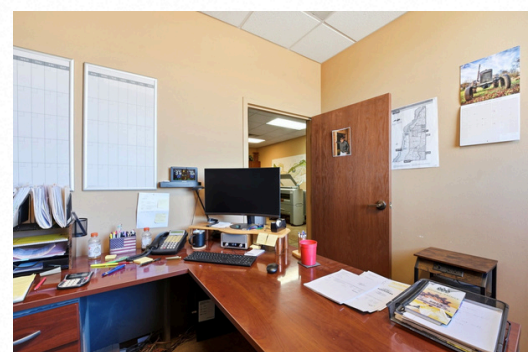
- 3,674 SQUARE FOOT INDUSTRIAL BUILDING SITTING ON 1.89 ACRES IN TOTAL.
- MOVE IN CONDITION WITH MULTIPLE OFFICES, RECEPTION AREA, AND CONFERENCE ROOM.
- WAREHOUSE AREA WITH 14' OVERHEAD DOOR
- FULLY FENCED STORAGE YARD
- PROPERTY MOVE IN CONDITION



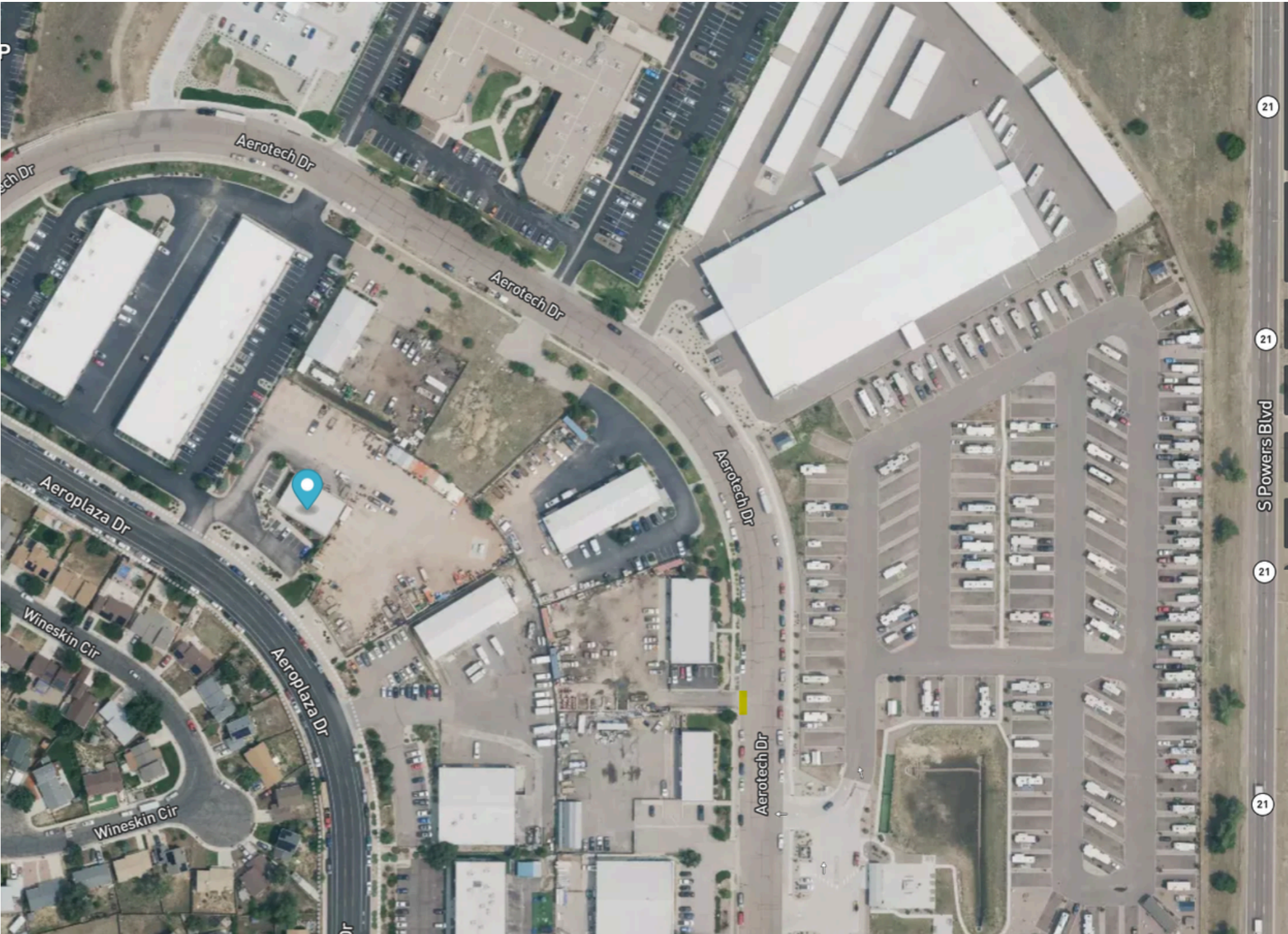
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY MAP



21

21

S Powers Blvd

21

21