

FOR SALE

4975 & 4985 N. 30th St. | COLORADO SPRINGS, CO 80919



4975 & 4985 N. 30th St.

*High - Power Industrial Campus \ Zoned BP
32,809 SF Warehouse space & 9,950 SF Office space \ 2 Buildings on 4.3 Acres*

Venterra
REAL ESTATE

Presented By:
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License: FA.100101766

EXECUTIVE SUMMARY

**Industrial Campus | Zoned Business Park (BP)
For Data Center or Advanced Manufacturing Use |
Available For Sale**

- 42,759 SF Industrial Campus**
- 9,950 SF Office | 32,809 SF Warehouse**
- 2 buildings on 4.3 Acres**
- 18' Clear Height**
- 3 Dock-High Doors, 1 personnel delivery door**
- 3,000 Amp | 277/480V | 3-Phase | 2.5 MW**
- 6 – 12 Month Seller Leaseback**
- Zoned BP [Industrial]**
- Asking Price: \$5,900,000**

This offering presents a rare opportunity to acquire a highly functional industrial facility suited for manufacturing, distribution, or service-based operations. The seller intends to execute a short-term leaseback of approximately six months post-closing, providing transitional income while allowing buyer flexibility for future occupancy or repositioning.

**4975 & 4985
N. 30th St.**



PROPERTY OVERVIEW

- 2 Buildings, 1 Parcel (4.3 Acres)
- 4975 & 4985 N. 30th St., Colorado Springs, CO
- 75 Parking Spaces (1.75 / 1,000 SF)
- 1 Outdoor Storage Shed
- 3,000 Amp | 277/480V | 3-Phase | 2.5 MW
- Zoned BP

BP (Business Park) zoning in Colorado Springs allows professional, administrative, research, manufacturing, and light industrial uses.

Building I (4975 N. 30th St.)

- Multilevel Masonry Construction
- 22,759 SF Total
- 9,950 SF Office
- 12,809 SF Warehouse (18' clear height)
- 2 Dock-high loading doors (9'x9')
- 1 Personnel Delivery Door (9' x 6')
- X1 16' x 9' pass-through overhead door and vestibule between buildings
- 6 personnel entrances/exits
- 10+ private offices
- 2 office bays with cubicles
- Reception office/ Waiting area w/private patio and mountain views
- Multiple potential clean rooms/manufacture rooms
- Outdoor break areas
- Roof Type: Built up Roofing (BUR)

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Building II (4985 N. 30th St.)

- Built in 2015
- Single level metal warehouse building
- 20,000 SF total (18' clear height)
- 1 Dock-high loading door (9'x 9')
- 16' x 9' pass-through overhead door and vestibule between buildings
- 3 Personnel Entrances/Exits
- Outdoor break area
- Sprinkler Fire Suppression System
- Roof Type: Metal

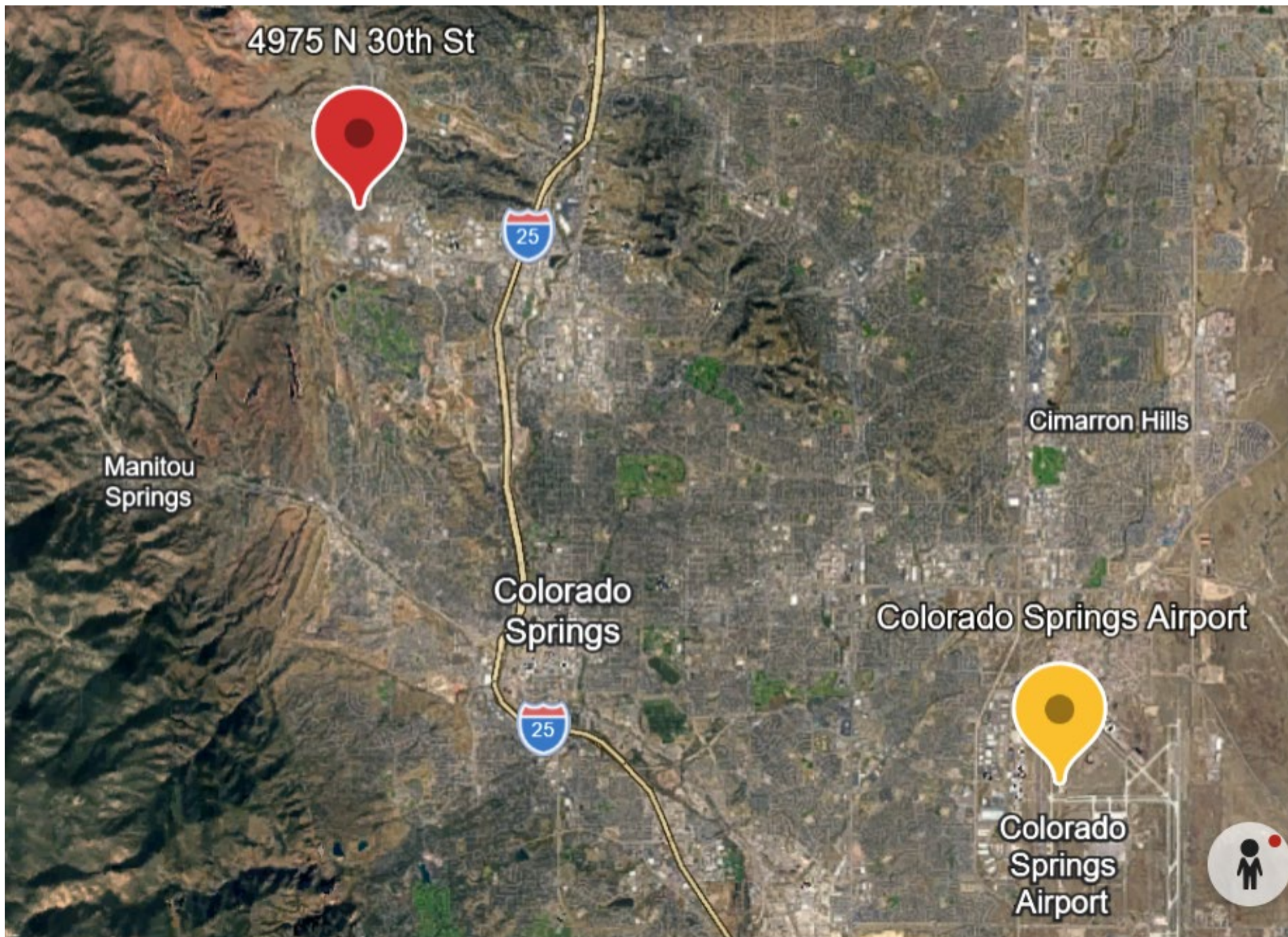
4975 N. 30th St.



4985 N. 30th St.



Property Location- General



Property Location-Intermediate



Property Location-Pinpoint



100%

[Data attribution](#)

10/7/2023

70 m

Camera: 2,358 m

Site and Improvements

- 4.3 Acres
- X2 circular parking lots
- 75 parking spaces (1.75/1,000 sf)
- Room for expansion







**Warehouse Space
4975**



**Warehouse Space
4975**



**Warehouse Space
4975**



**Warehouse Space/Assembly
Area
4975**



**Warehouse Space
4985**



**Warehouse Space
4985**

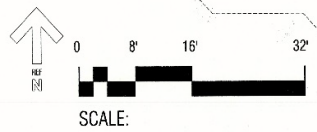
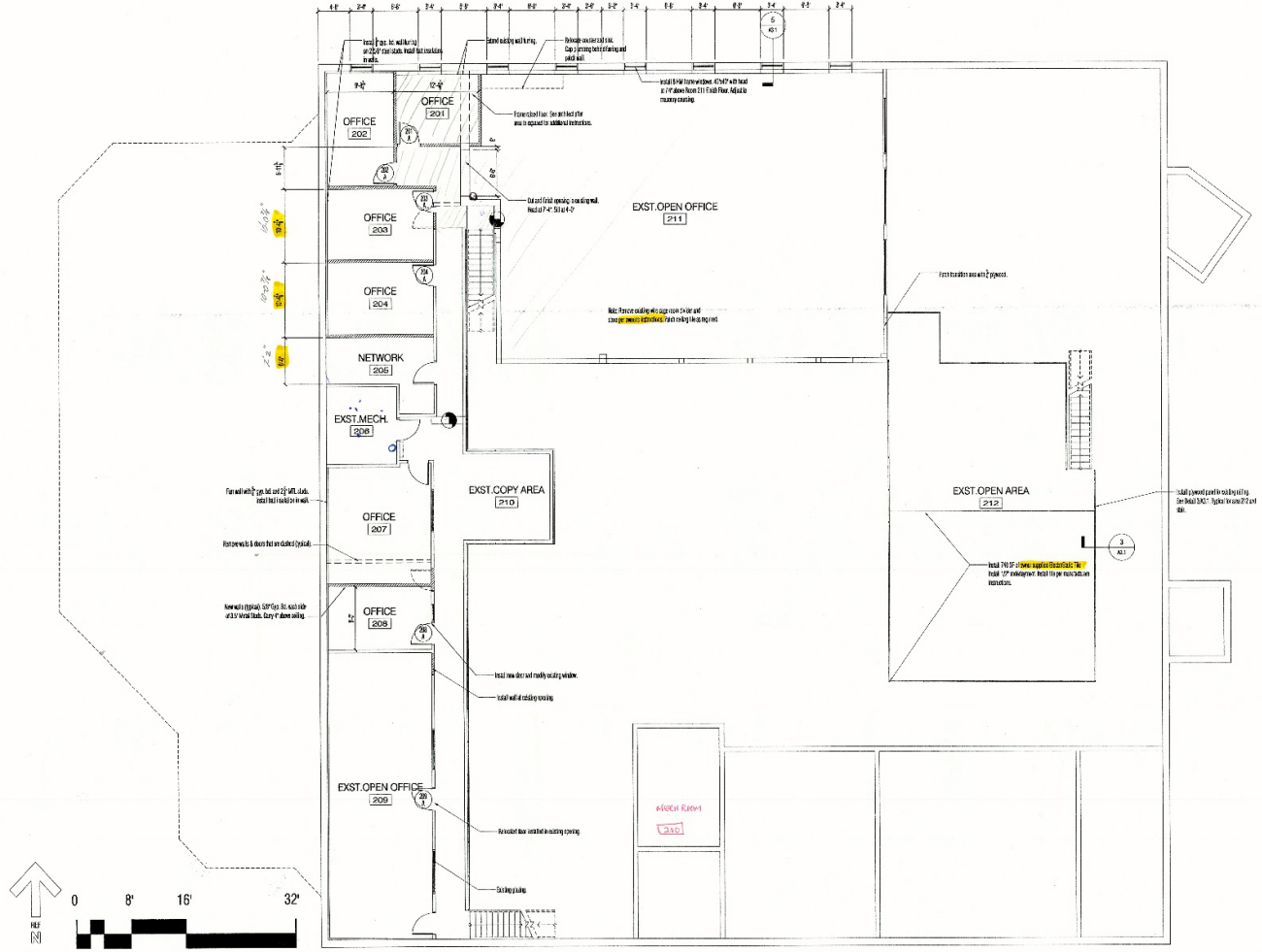


**Warehouse Space
4985**



**Warehouse Space
4985**

4975- 2nd Floor



1 Floor Plan Lv 2
1/8" = 1'-0"

YERGENSEN, OBERING & WHITTAKER
A PROFESSIONAL CORPORATION · ARCHITECTURE & PLANNING
115 S. Weber · Colorado Springs, Colorado · 475-8133 · Denver, 892-9056
ARCHITECTS

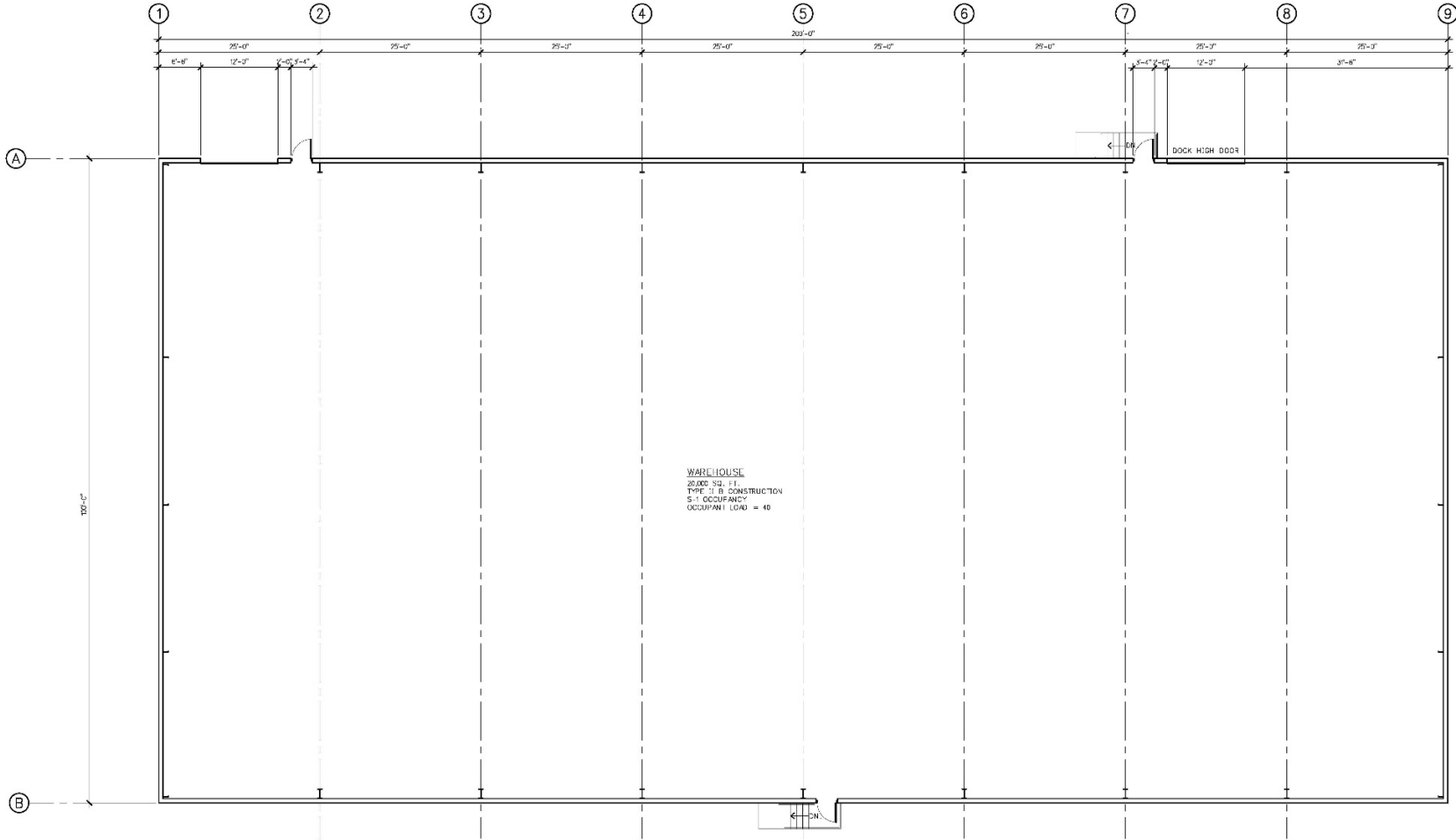
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
PAINTS

MKS Remodel
4975 N. 20th St.
Colorado Springs, Colorado

JOB NO.	02-206
DIRECTORY	408
FILE	212
DRAWN BY	CSK
DATE	11-04-2003
REVISED	

DRAWING NO.
A1.2

4985 - Floor Plan



AP-1

PRELIMINARY FLOOR PLAN

SCALE: 1/8" = 1'-0"



REVISIONS:	DATE:

NEW WAREHOUSE
CETIS
 4975 N. 30 TH STREET
 COLORADO SPRINGS, COLORADO

PAULSON
 ARCHITECTS, P.C.
 ARCHITECTS
 1000 W. 10TH AVE. SUITE 200
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 (719) 475-7272
 jack@paulsonarchitects.com

DRAWN BY:	JBP
CHECKED BY:	JBP
DATE:	08/07/2014
SCALE:	AS NOTED
JOB NUMBER:	4975 N. 30 TH
SHEET NUMBER:	AP-1
	OF 2

Full Media Package Link

<https://pic2click.io/projects/4975-n-30th-st-presented-by-austin-collins/>



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