

# Renovated Industrial Building For Sale

3512 N TEJON STREET, COLORADO SPRINGS, CO 80907



## Overview

Located near the major intersection of W Fillmore St & N Nevada Ave with immediate I-25 access, this extensively renovated industrial building features 20'+ clear height across nearly 8,000 SF of its approximately 18,000 SF of warehouse space. Recent improvements include complete interior reconfiguration (all non-load-bearing walls removed), new interior and exterior paint, asphalt overlay with fresh striping, and updated lighting throughout.

The comprehensive renovation ensures minimal maintenance needs for years to come. The roof - fully replaced in phases between 2018 and 2023 - is in excellent condition. The building is serviced by 2,400-amp, 3-phase electrical power.

An enterprising buyer could expand the site to include nearly 1 additional acre of yard space by acquiring the two adjacent properties to the north, also currently available - a rare assemblage opportunity in this sought-after industrial submarket north of Fillmore.

## Highlights

- Fully Renovated Industrial Building
- 2,400 Amp, 3-Phase Power
- 3 Overhead Drive-In Doors
- Heated, Private Mezzanine Office Space
- Fantastic Location

\* Square Footage Source: Property Owner

## Property Details

### Sales Price

■ **\$3,480,000**

### Building Size

■ 20,700 SF

### Lot Size

■ 0.68 Acres

### Zoning

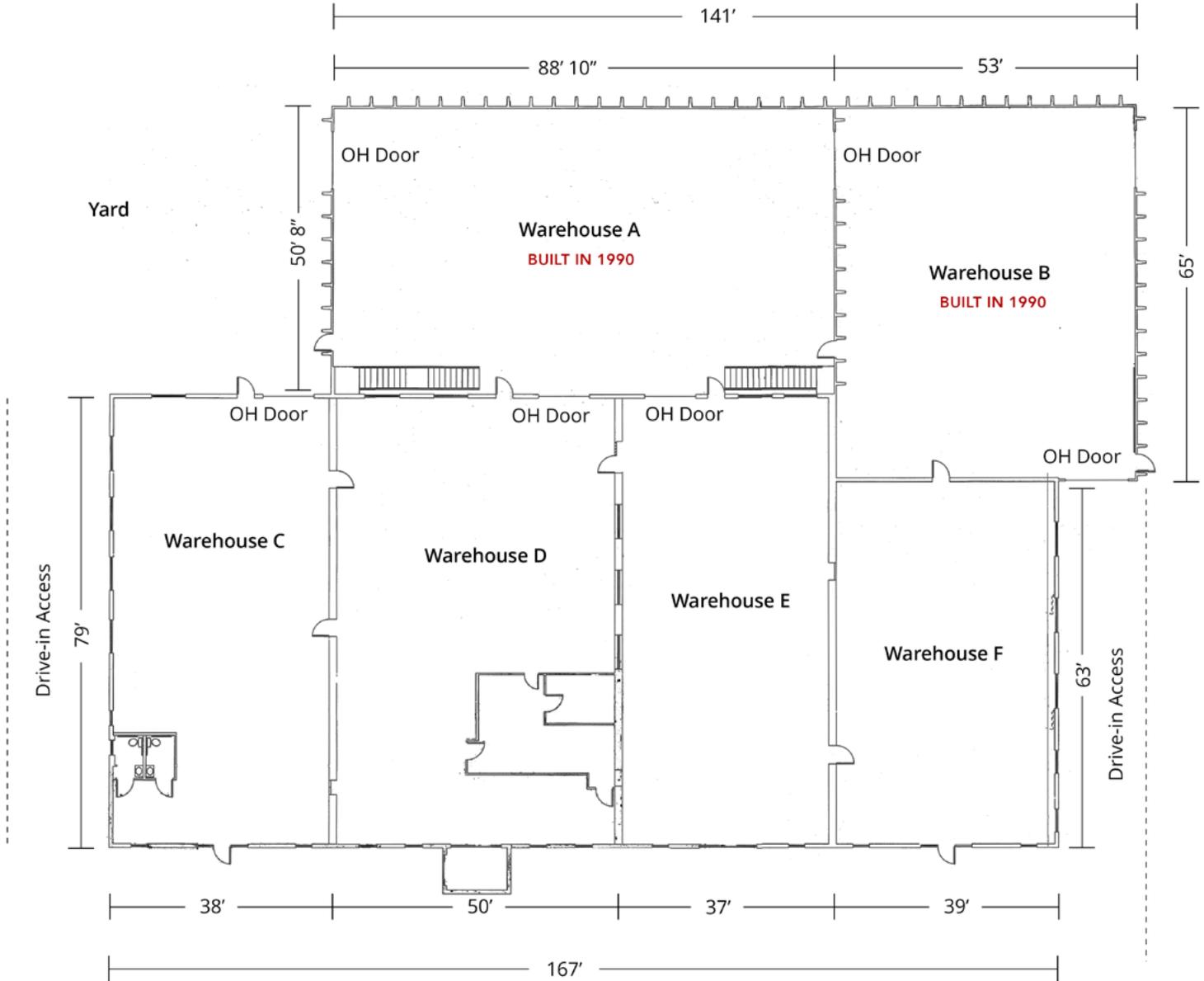
■ LI NNA (Light Industrial, N Nevada Overlay)

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## Floor Plan



\*Floor plan dimensions are approximate and not to scale



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### Our Network Is Your Edge

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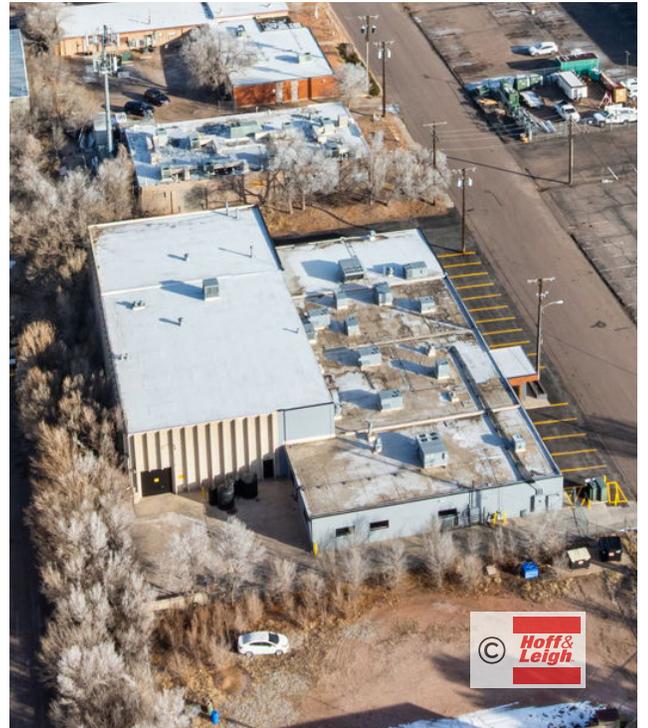
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# Renovated Industrial Building For Sale

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Warehouse A



Warehouse A



Warehouse A



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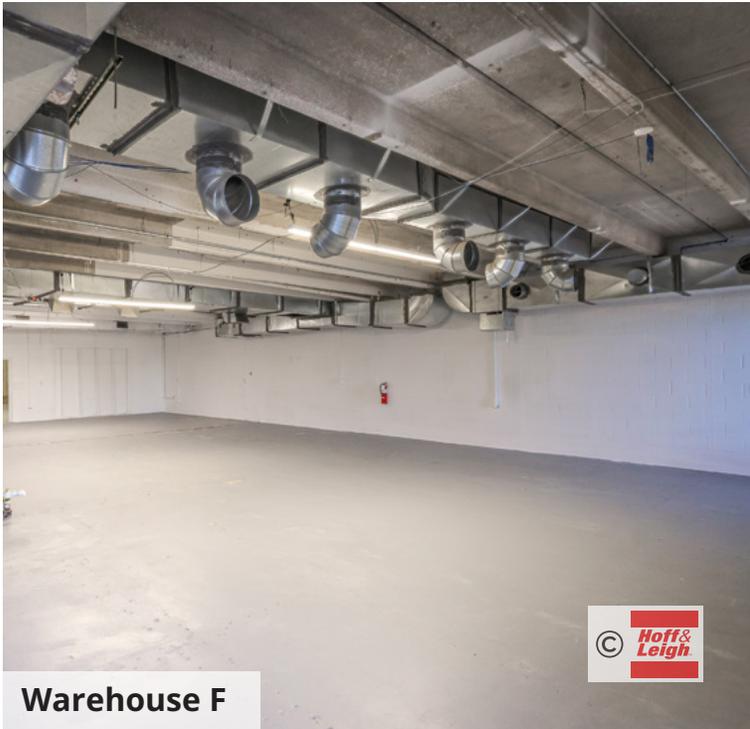
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**Warehouse D**



**Warehouse F**



**Mezzanine Office Space**



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