

Industrial Land For Sale

📍 Charter Oak Ranch, Fountain, Colorado 80817

MAJOR PRICE REDUCTION!



± 16.95 AC
Industrial Land Available

NEW SALE PRICE
\$2.15/PSF (\$1,470,000)

PROPERTY HIGHLIGHTS

- UNPARALLELED EXPOSURE TO I-25 (±95,000 VEHICLES PER DAY).
- LOCATED IN THE RAPIDLY GROWING CITY OF FOUNTAIN, COLORADO.
- STRATEGICALLY LOCATED NEAR BOTH COLORADO SPRINGS AND PUEBLO, WITH MINIMAL DRIVE TIMES & TRANSPORTATION COSTS.
- WATER/SEWER FROM THE CITY OF FOUNTAIN COLORADO.

PROPERTY FACTS

Site Size Approximately ± 16.95 AC

Zoning Planned Industrial (PI)

Ideal Uses Manufacturing, Mini Warehouse, 3PL (Third Party Logistics), Distribution, Freight Terminal, & RV Storage

Taxes (2023) \$13,331.16

Tax Schedule Inquire With Broker

FOR MORE INFORMATION

DREW DOWIS

drew.dowis@mcreusa.com
719.447.5948

ANDREW DOWIS

andrew.dowis@mcreusa.com
719.332.6314

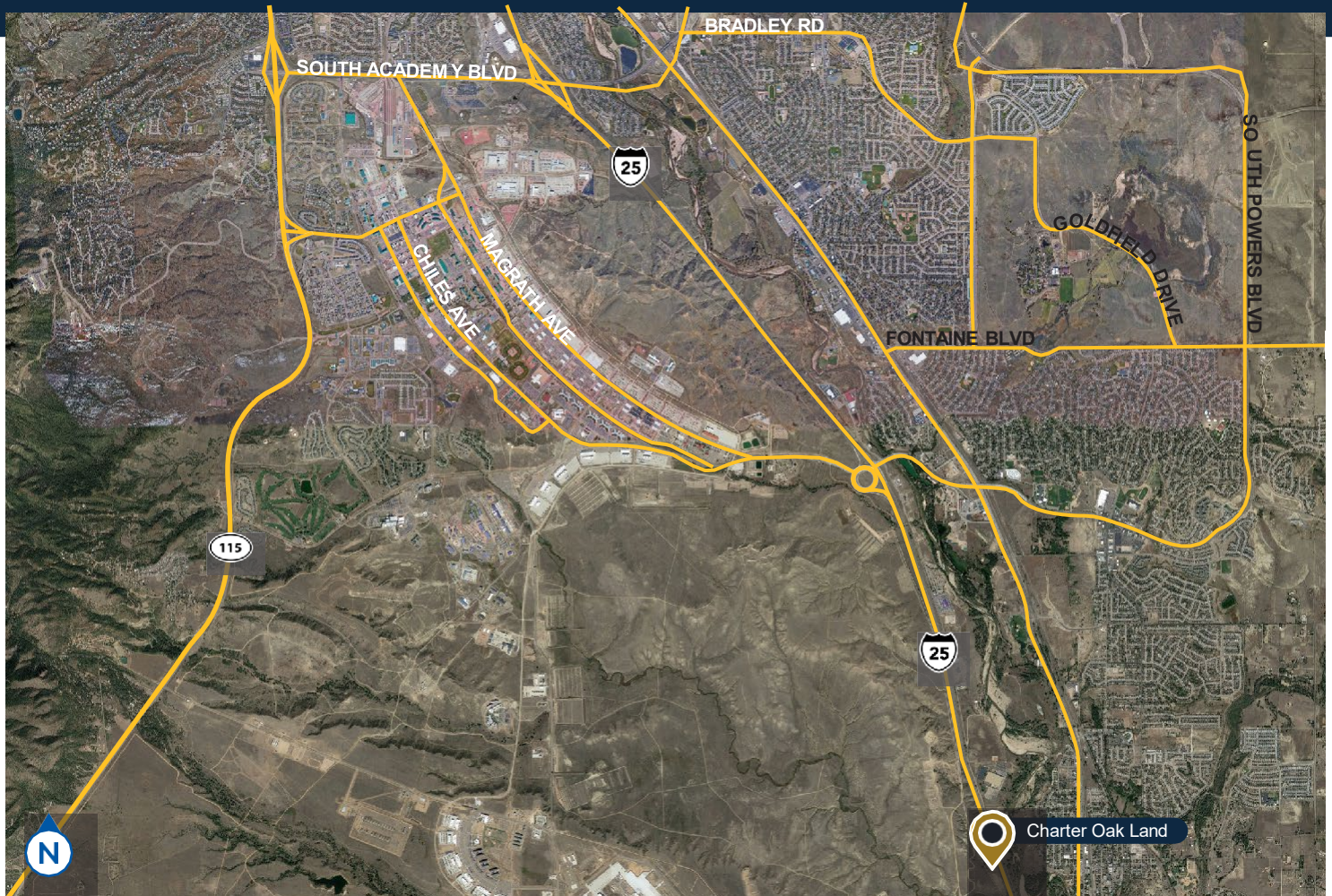
MILLENNIUM
COMMERCIAL REAL ESTATE

www.MCREUSA.com

1755 Telstar Dr, Suite 300
Colorado Springs, CO 80920

Drive Times

📍 Fountain, Colorado 80817



3 minutes

I-25

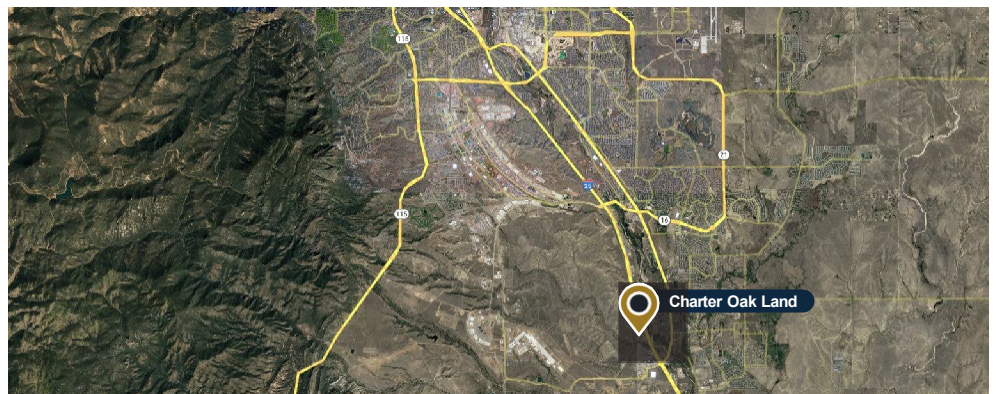
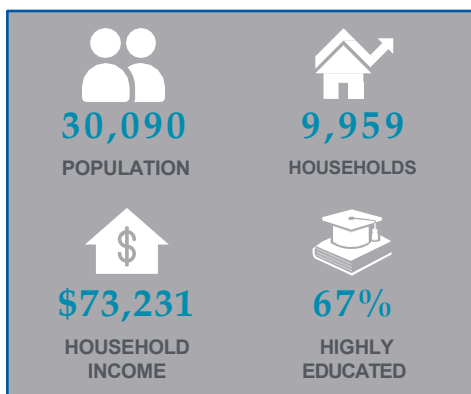
18 minutes

DOWNTOWN
COLORADO SPRINGS

20 minutes

COLORADO SPRINGS
AIRPORT(COS)

DEMOGRAPHICS



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