

INVESTMENT OPPORTUNITY FOR SALE



Sale Price: \$997,500

Current NOI: \$62,400 / year

Cap Rate: 6.26%

Building Size: 4,992 SF

Lot Size: 1.05 Acres

Year Built: 2000

Zoning: CC

Lease Type: NNN (Triple Net)

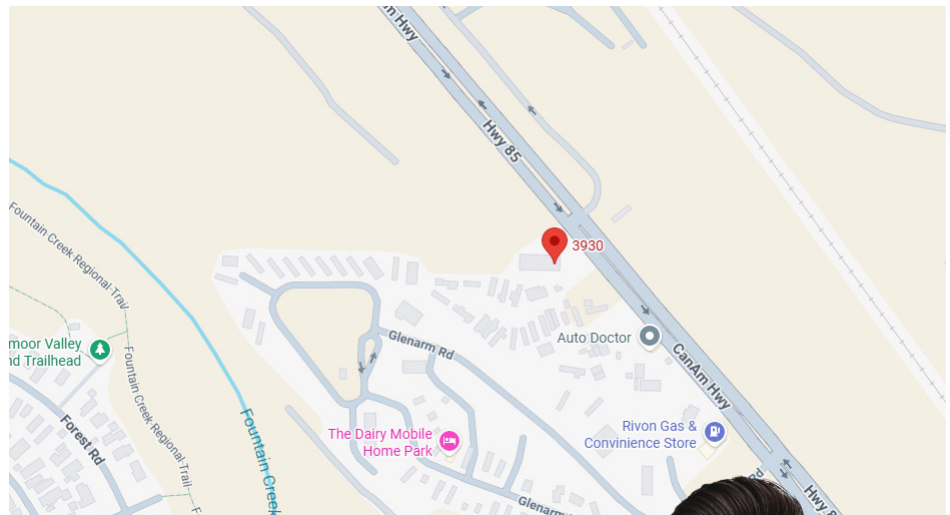
Lease Expiration: March 31, 2030

Renewal Option: One (1) 3-Year Option

**Stabilized, Single-Tenant
NNN Industrial Investment
6.26% Cap Rate**

This offering presents a rare opportunity to acquire a stabilized, single-tenant industrial asset on a true triple-net lease structure, delivering passive, predictable income with minimal landlord responsibility. With a strong tenant in place and roughly 3.5+ years of remaining primary lease term – plus a built-in 3-year renewal option – this asset offers an investor immediate cash flow with a clear runway of income visibility.

**3930 S U.S. Hwy 85 87
Colorado Springs, CO 80911**



CALEB David

COMMERCIAL DIRECTOR/BROKER ADVISOR

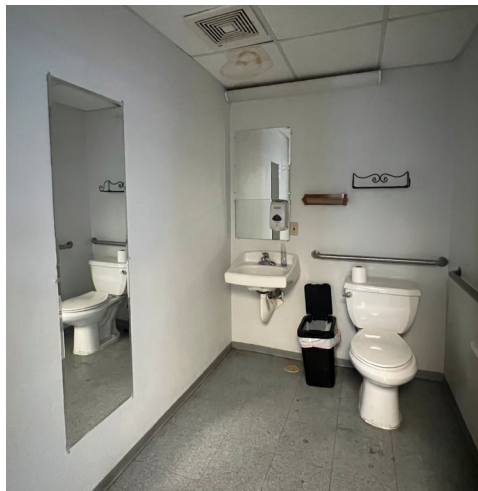
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INVESTMENT HIGHLIGHTS

- NNN lease structure – tenant responsible for taxes, insurance, and maintenance, minimizing landlord obligations
- Strong, established tenant in place with a proven operating history at the site
- Long-term income visibility through March 2030, with renewal upside built in
- Recent capital improvements: parking lot recently upgraded and fence repairs completed – reducing near-term capex risk for a new owner
- Fully fenced, secured 1.05-acre lot – a valuable and increasingly scarce feature for industrial/outdoor-storage users
- Excellent signage and visibility directly on Highway 85/87



PROPERTY & LOCATION

Located conveniently off Highway 85/87 with easy access to I-25 and downtown Colorado Springs, this property sits in the established Stratmoor/Security-Widefield industrial corridor south of the city. The site benefits from a large fenced yard, strong road visibility, and direct proximity to one of the region's most active aggregate/construction operations – the property sits directly across the street from the Martin Marietta Asphalt Plant, reinforcing the corridor's identity as an established industrial and contractor-service hub.

The building itself combines functional flex space – including a shop/warehouse bay with garage door access, office and reception areas, a break room, and ADA-accessible restrooms – offering the kind of flexible layout that appeals to a wide range of industrial, contractor, and service-based tenants, supporting strong re-leasing prospects at renewal or lease-end.