For Sale or Lease: ± 17,100 - 34,200 RSF
Industrial/Distribution Building Available in the GOG Submarket

⊙ 5010 Centennial Boulevard | Colorado Springs, CO 80919

$12.50 NNN | **$5,750,999.00**
LEASE RATE | SALES PRICE

DREW DOWIS
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MILLENNIUM
COMMERCIAL REAL ESTATE
www.MCREUSA.com

PROPERTY FACTS

Address	5010 Centennial Blvd
Total Building SF	$\pm$ 34,200 RSF Total
Available SF	$\pm$ 17,100 – 34,200 RSF
Zoning	BP-Business Park (Planned District)
Site Size	$\pm$ 2.16 AC (94,090 SF)
Clear Height	$\pm$ 16'
Construction	Twin T (Tilt up Precast insulated concrete & Twin T concrete roof deck)
Parking	$\pm$ 80 Surface Spots or 2.34 per 1,000 SF
Loading Docks	1 Extension
Drive In Doors	6 Total (12'w x 12'h)
Sprinkled	Yes
Power	800 Amps, 480/277 Volts, 3-Phase, 4 Wire
Property Taxes	$33,171.60

PROPERTY HIGHLIGHTS

- 34,200 RSF warehouse comprised of 4,788 SF (14%) office and 29,412 SF (86%) of warehouse space

- Building is 100% air conditioned with mounted gas fed heaters throughout the warehouse space

- Functional distribution space that boasts floor drains throughout the entire length of the warehouse (West & East sides of building)

- Building resides in one of the most desirable submarkets in Colorado Springs know for manufacturing & tech

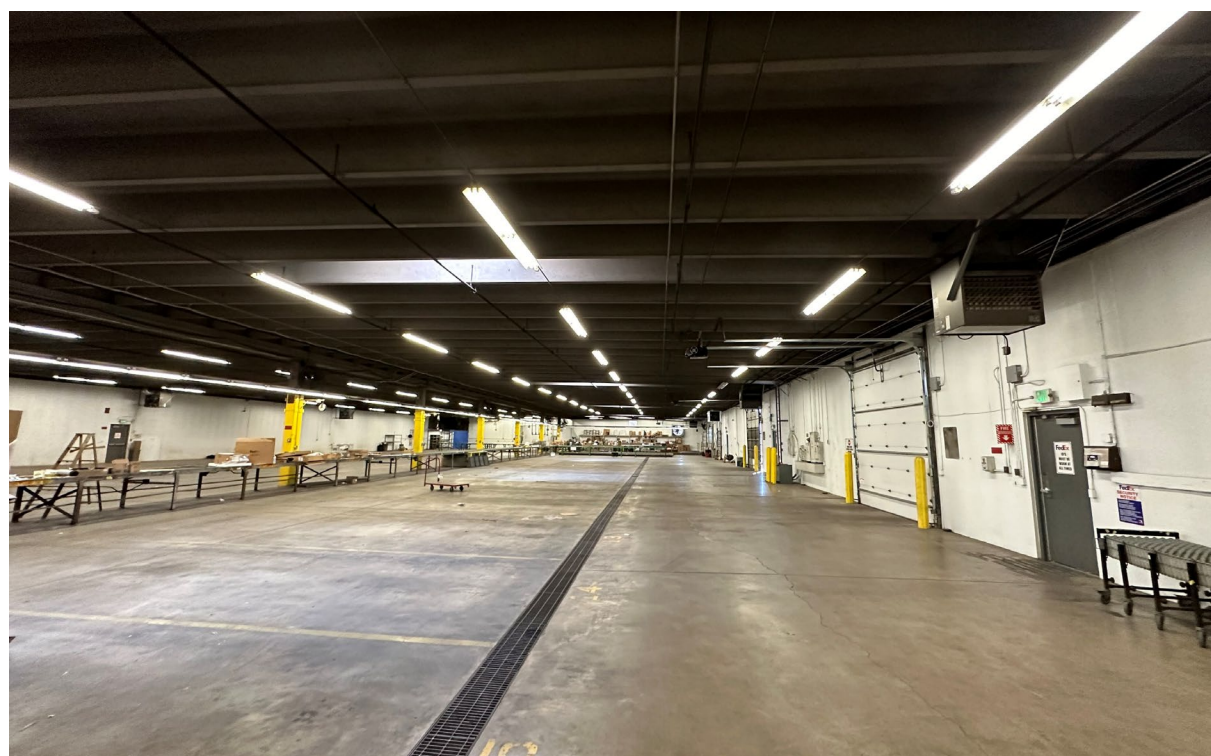- Corporate Neighbors include – Amazon, Entegris, SRAM, GRAINGER, Verizon & more

PROPOSED FLOORPLAN:
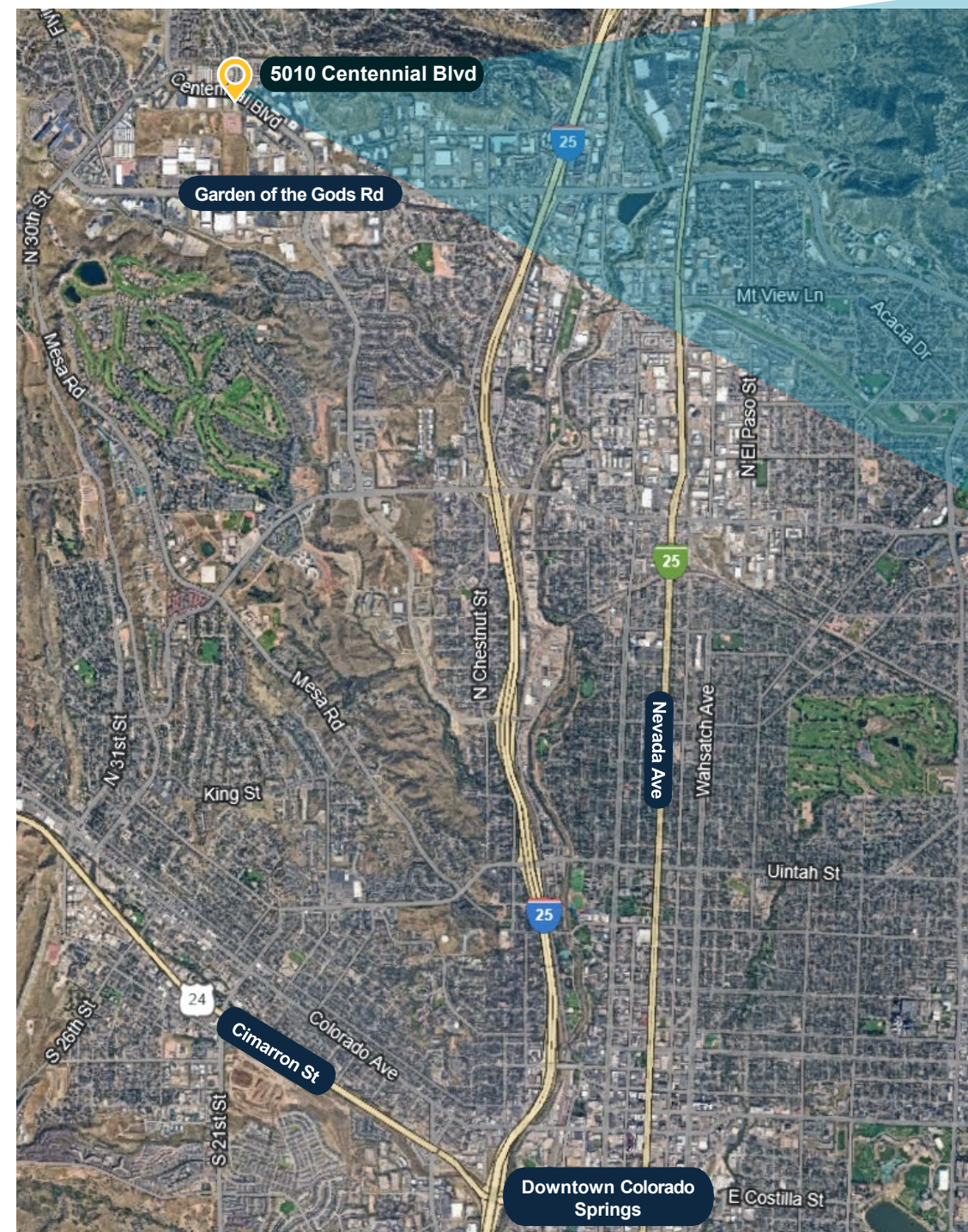
RSF: $\pm$ 17,100 - 34,200
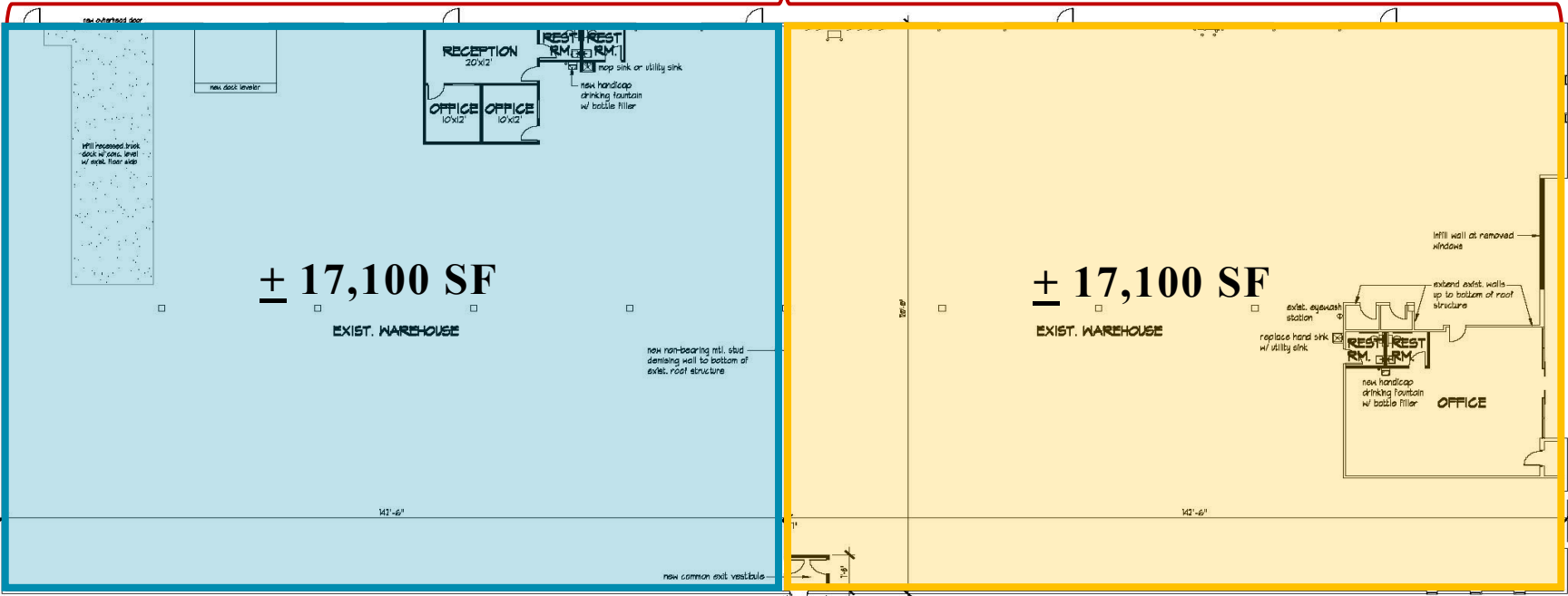
EXTERIOR & INTERIOR PHOTOS

5010 Centennial Blvd

Garden of the Gods Rd

N 30th St

Mesa Rd

N 31st St

King St

Mesa Rd

N Chestnut St

Wahsatch Ave

Nevada Ave

N El Paso St

Mt View Ln

Acacia Dr

Uintah St

S 26th St

S 21st St

Cimarron St

Colorado Ave

Downtown Colorado Springs

E Costilla St

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	7,103	49,553	136,351
2024-2029 Projected Growth	1.2%	0.9%	0.8%
2024 Households	3,049	21,383	59,095
2024 Avg. Household Income	$105,363	$103,069	$97,221

DRIVE TIMES

5 minutes
I-25 N

1 minutes
GARDEN OF THE GODS

10 minutes
DOWNTOWN COLORADO SPRINGS

22 minutes
COLORADO SPRINGS AIRPORT (COS)

FOR MORE INFORMATION

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