

# For Sale or Lease: $\pm$ 17,100 - 34,200 RSF

## Industrial/Distribution Building Available in the GOG Submarket

📍 5010 Centennial Boulevard | Colorado Springs, CO 80919



**\$12.50 NNN**  
LEASE RATE

**\$5,750,999.00**  
SALES PRICE



**DREW DOWIS**

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**MILLENNIUM**  
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PROPERTY FACTS

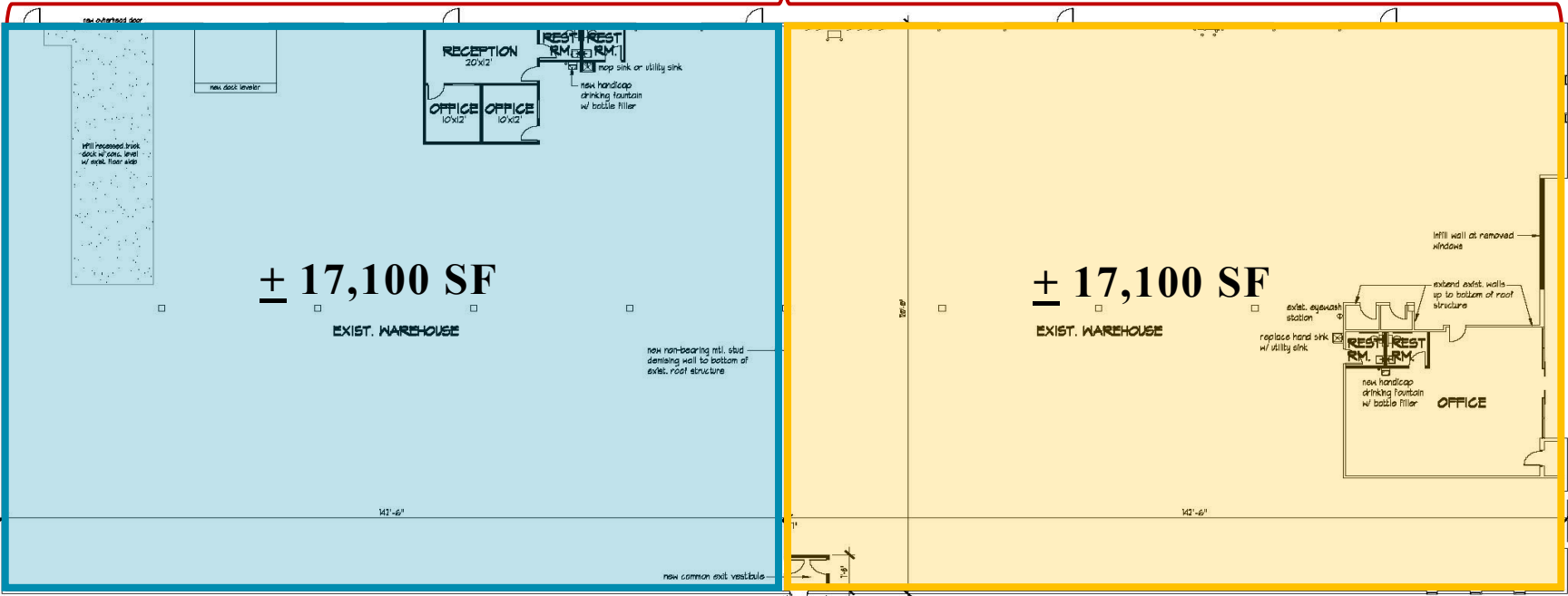
Address	5010 Centennial Blvd
Total Building SF	± 34,200 RSF Total
Available SF	± 17,100 – 34,200 RSF
Zoning	BP-Business Park (Planned District)
Site Size	± 2.16 AC (94,090 SF)
Clear Height	± 16'
Construction	Twin T (Tilt up Precast insulated concrete & Twin T concrete roof deck)
Parking	± 80 Surface 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

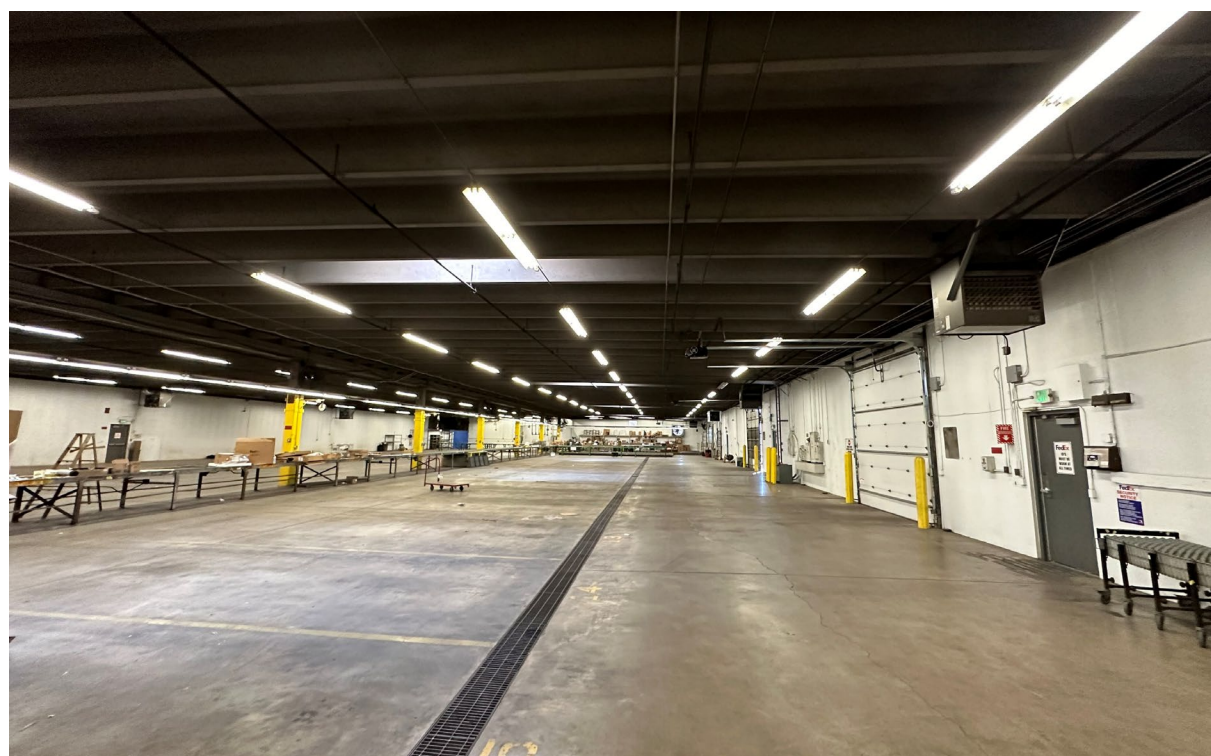
PROPOSED FLOORPLAN:

RSF: ± 17,100 - 34,200



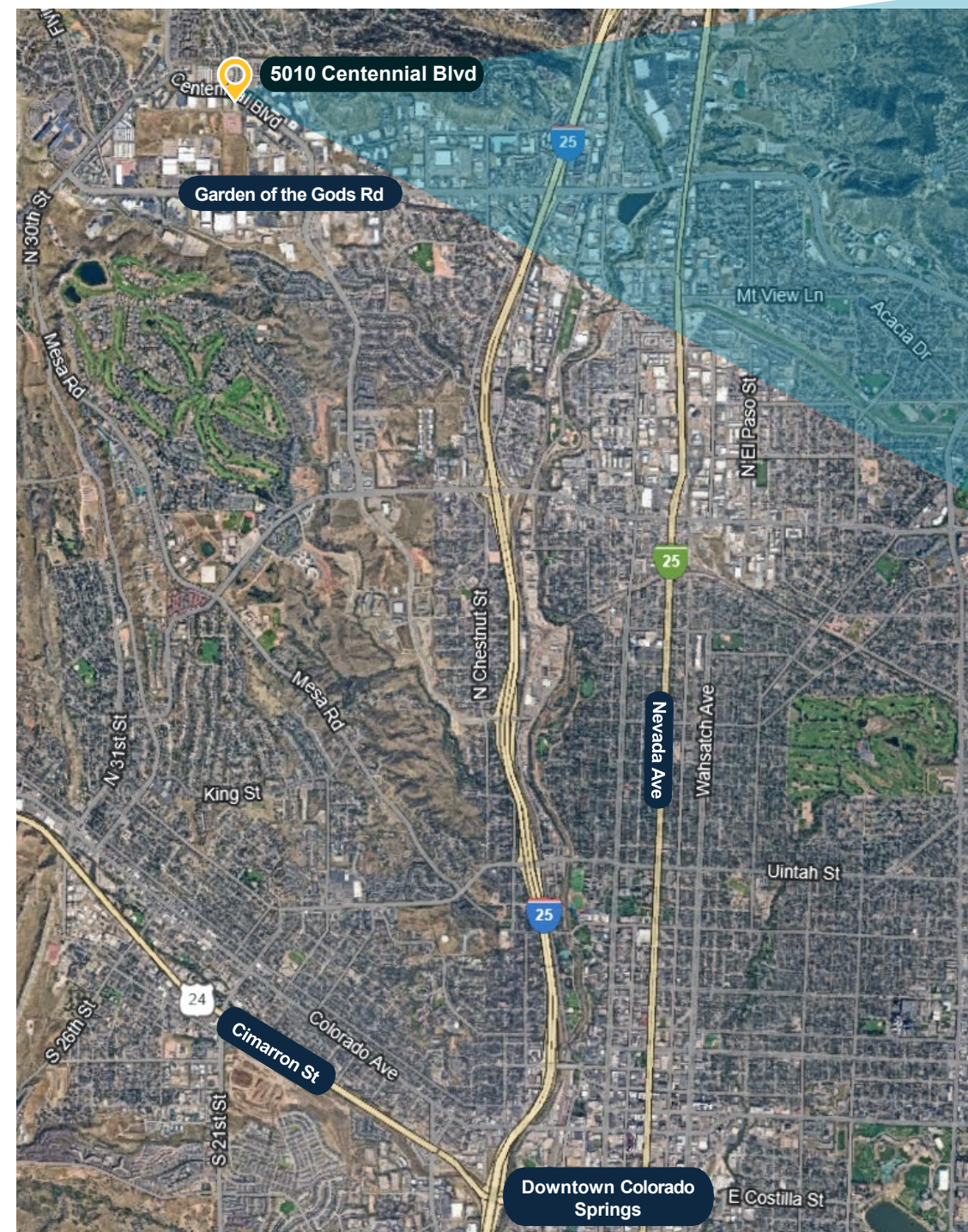


## EXTERIOR & INTERIOR PHOTOS





## AERIAL



## DEMOGRAPHICS

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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