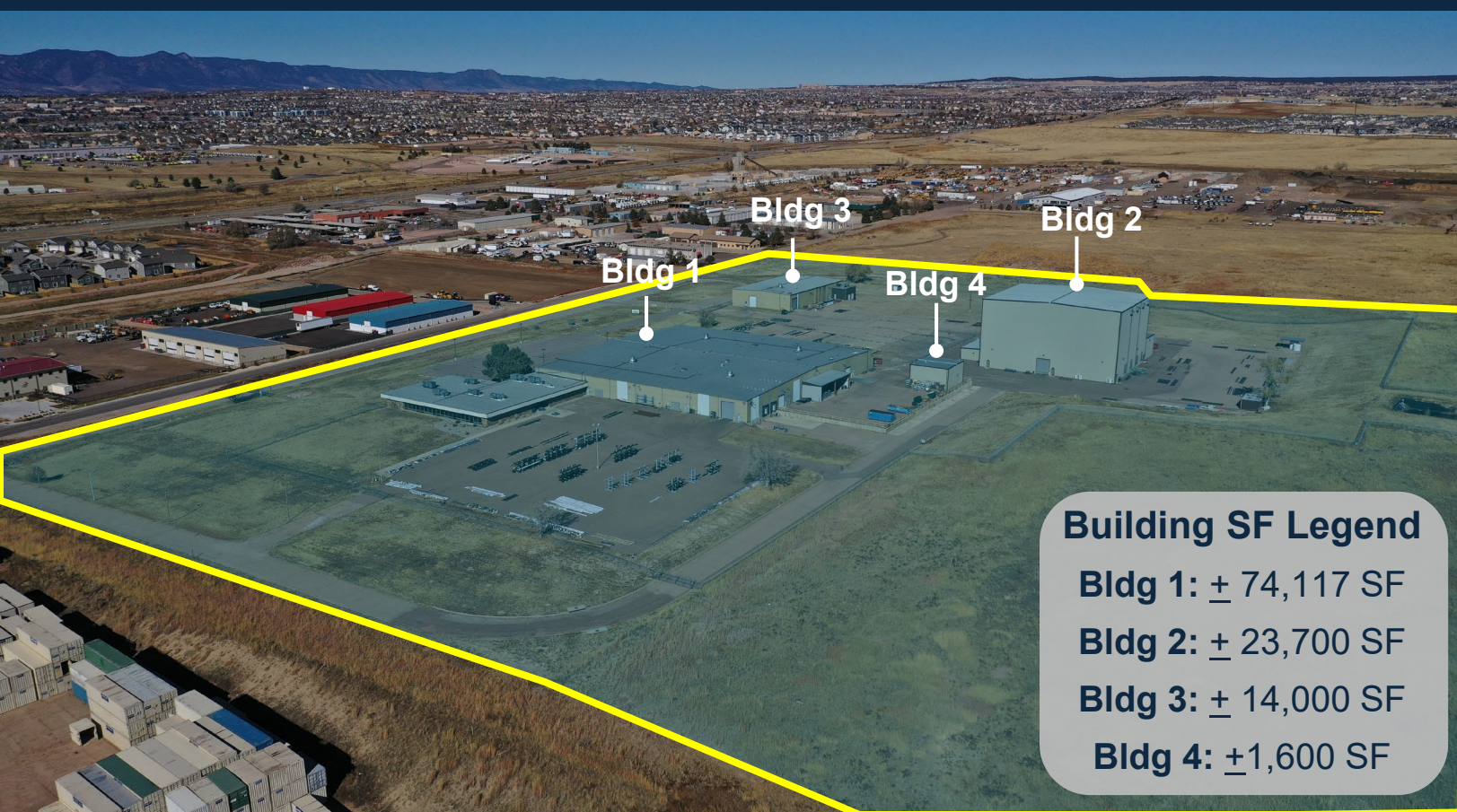


# For Lease or Sale: Colorado's Preeminent Manufacturing Campus

113,417 SF on up to  $\pm$  32 Acres

3285 CAPITAL DRIVE | COLORADO SPRINGS, CO 80939



## PROPERTY FACTS

Address	3285 Capital Drive
Total Building SF	$\pm$ 113,417 RSF Total
Available SF	$\pm$ 1,600 - 113,417 RSF
Zoning	LI (Light Industrial)
Site Size	$\pm$ 32 AC
Clear Height	$\pm$ 18' – 60'
Parking	$\pm$ 100 Spaces
Loading Docks	2 Dock-High   4 Ground Lvl
Year Built	1977/2014
Power	TBD
OH Cranes & Capacity	4:3-Ton   2:1.5-Ton
2024 OPEX	TBD

## PROPERTY HIGHLIGHTS

- State of the art manufacturing campus for lease for the first time ever
- Site is comprised of four (4) highly functional manufacturing buildings, totaling approximately  $\pm$  113,417 RSF on up to  $\pm$  32 AC's
- Expansive outdoor storage throughout the site with the unique ability to accommodate Tenant's additional SF requirements of up to  $\pm$ 400KSF
- Three of the buildings boast multiple overhead (OH) cranes or lifts with varying capacities ranging from 1.5-3 tons. Ideal for heavy manufacturing
- Ideal uses: Manufacturing, distribution, logistics, oilfield services, production of highly specialized components (DOD) & heavy equipment leasing/sales



EXTERIOR & INTERIOR PHOTOS





**NEW 8" FIRE LOOP**

**TIE PROP 2" WATER SERVICE LINE INTO EX SERVICE**

**Bldg 3**  
+14,000 SF  
Height 18'

**PROPOSED 6" SANITARY SEWER SERVICE LINE TO CONNECT TO EXISTING (495 LF TOTAL)**

**ASPHALT PAVEMENT**

**CONC. PAN**

**EX. 6" LOOP**

**ASPHALT PAVEMENT**

**CHAIN LINK FENCE**

**TIE PROP 2" WATER SERVICE LINE INTO EX DOMESTIC SERVICES (NOT PROCESS WATER)**

**Bldg 1**  
+74,117 SF  
Height 22'

**ASPHALT PAVEMENT**

**EX. 6" LOOP**

**NEW 8" PVC FIRE LOOP (2,360 LF)**

**STEEL & GLASS SIGN**

**EDGE OF ASPHALT**

**CONCRETE CURB**

**STORM SEWER INLET**  
RIM = 6518.24  
FL IN(NW)=6514.64 (24" RCP)  
FL OUT(SE)=6514.54(24" RCP)

**EDGE OF ASPHALT**

**EDGE OF ASPHALT**

**NEW 8" FIRE LOOP**

**PROPOSED SAMPLING MANHOLE FOR SANITARY SEWER FROM PRETREATMENT SYSTEMS**

**Bldg 2**  
+23,700 SF  
Height 60'

**LOCKER ROOM BLDG**

**FDC**

**NEW 6" PROCESS WATER FROM WELL**

**EDGE OF ASPHALT PAVEMENT**

**CHAIN LINK FENCE**

**Bldg 4:**  
+1,600 SF

**PROP STORAGE PLANT**

**INLET RIM=6525.0 (FILLED)**

**STEEL BEAM (TYP.)**

**METAL OVERHANG**

**CONCRETE WALL**

**EX. 6" LOOP**

**NEW 8"**

**CHAIN LINK FENCE**

**SANITARY SEWER**  
RIM = 6521.33  
FL IN(8" PVC)=6514.13  
FL OUT(8" PVC)=6514.03

**30" SEWER EASEMENT**  
BOOK 3507 PAGE 1289

**CUT INTO EX. 24" RCP**  
INSTALL STORMCEPTOR STC 4800  
(SUPPLIER CADER CONCRETE  
303-918-1628)  
OR APPROVED EQUAL

**STORM SEWER INLET**  
RIM = 6518.18  
FL IN(NW)=6514.10 (24" RCP)  
FL OUT(S)=6514.00(24" RCP)

**40' ROADWAY, WATER SEWER UTILITIES**  
BOOK 2936 PAGE 973

**1200.00'(M/R)**

**PARCEL NO. 53-0000000**  
**OWNER: WEATHERFORD ARTIFICIAL**  
**REC. NO. 201112850**

**2,639,997 sq.ft.**  
**60.606 acres**

**1**

**112.4**

**22.2**

**64'-2" +/-**

**76'-7" +/-**

**89'-11 1/2" +/-**

**140'-0"**

**138'-5 1/2" +/-**

**59'-11 1/2"**

**107'-4 1/2"**

**65'-11" +/-**

**61'-4" +/-**

**40'-0"**

**40'-0"**

**61'-4" +/-**

**179.9'**

**244.5'**

**25.3'**

**30'**

**12**

**7**

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AERIAL



DRIVE TIMES

6 minutes	19 minutes
POWERS BOULEVARD	DOWNTOWN COLORADO SPRINGS
19 minutes	18 minutes
I-25 N	COLORADO SPRINGS AIRPORT (COS)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	3,011	61,072	161,754
2024-2029 Projected Growth	0.6%	0.6%	0.6%
2024 Households	1,057	22,015	60,899
2024 Avg. Household Income	\$105,061	\$97,248	\$91,961

FOR MORE INFORMATION

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