

For Sale or Lease: Functional Low Coverage Industrial (IOS) with Powers Blvd Frontage

📍 2480-2490 N POWERS BLVD | COLORADO SPRINGS, CO 80915



\$3,750,000.00
SALES PRICE

\$21,500/Mo. NNN
LEASE RATE



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INDUSTRIAL BUILDING AVAILABLE

PROPERTY FACTS

Address	2480-2490 Victor Place
Available SF	± 5,580 Bldg 1 ± 2,192 Bldg 2 ± 7,772 Total SF
Zoning	BP (Business Park) AO
Site Size	± 4.37 AC
Clear Height	± 13' - 19'
Parking	± 58 Spaces
Year Built	1997
Property Taxes	\$13,092.88 (2025 Taxes Due in 2026)

PROPERTY HIGHLIGHTS

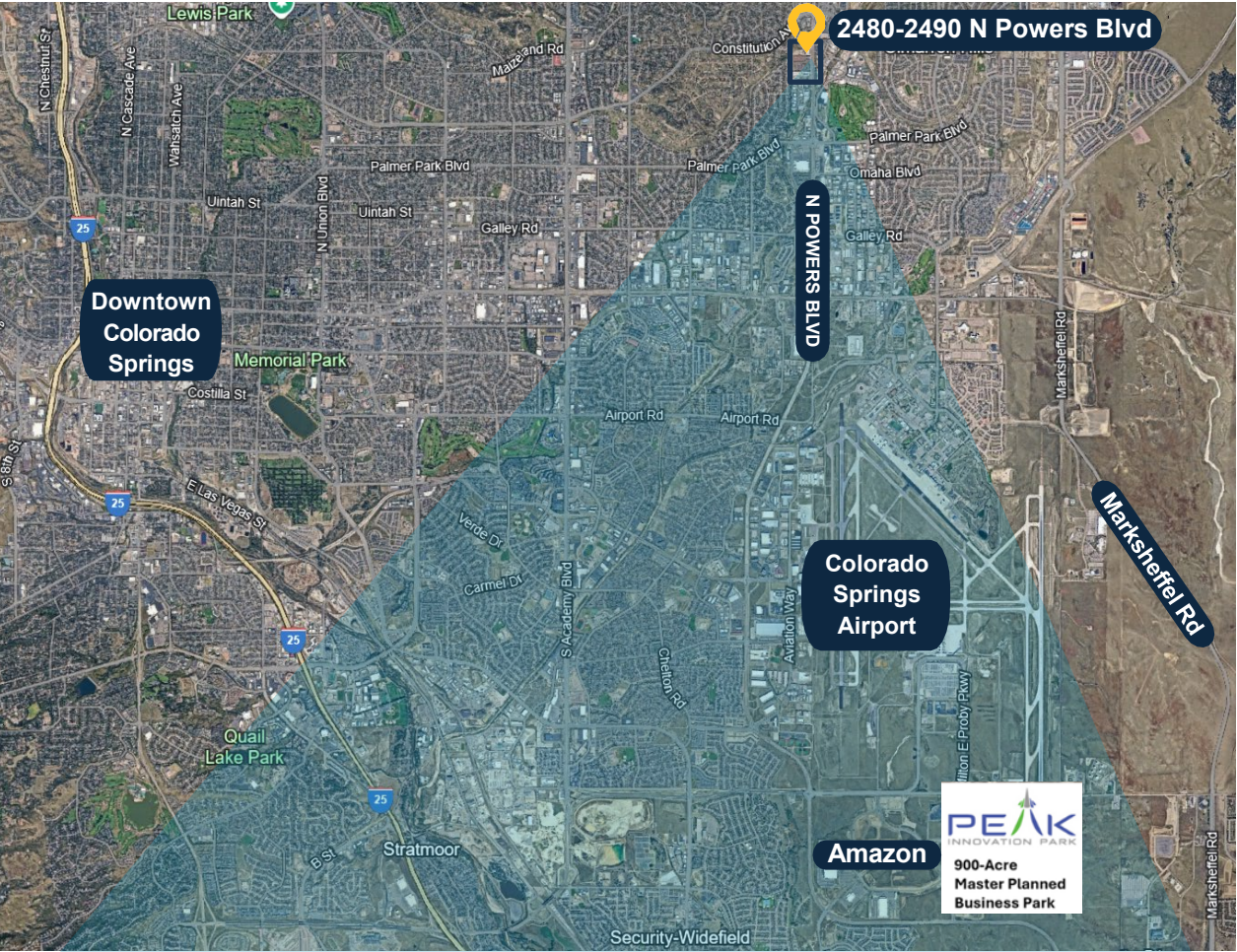
- Extensive capital improvements have been completed throughout the entire site, stabilizing the IOS yard and delivering a well-maintained, move-in-ready asset.
- Two functional buildings totaling ±7,772 SF (5,580 SF + 2,192 SF) with multiple oversized drive-in doors provide operational flexibility for a variety of industrial users.
- Rare infill IOS opportunity with direct frontage along Powers Blvd, offering unmatched visibility to 50,000+ vehicles per day along one of Colorado Springs' highest-traffic corridors.
- The 4.37-acre site is ideally configured for a single Industrial Outdoor Storage (IOS) tenant — well-suited for landscapers, equipment leasing companies, contractors, or fleet operators requiring substantial paved yard with functional building support.
- While zoned BP (Business Park) AO, the property's layout and site-to-building ratio make it a natural fit for IOS users — prospective tenants are encouraged to confirm permitted uses with the City of Colorado Springs.



CLICK FOR PROPERTY DRONE VIDEO

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AERIAL



DRIVE TIMES

1 minute
POWERS BLVD

12 minutes
COLORADO SPRINGS AIRPORT (COS)

19 minutes
I-25 N

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	9,160	109,070	255,241
2024-2029 Projected Growth	0.7%	0.8%	0.9%
2024 Households	3,553	43,124	100,478
2024 Avg. Household Income	\$92,371	\$85,629	\$86,829



FOR MORE INFORMATION

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