

# 3120 BEACON STREET

Colorado Springs, CO

LIGHT INDUSTRIAL  
FOR SALE



143,615  
VEHICLES  
PER DAY



Fillmore

35,280  
VEHICLES  
PER DAY

Beacon St

## RARE LIGHT INDUSTRIAL SMALL FORMAT INVESTMENT

**\$1,640,000** PURCHASE PRICE | **8.00%** CAP RATE

**Matt Call**  
303.956.5781  
matt.call@navpointre.com

**Jeff Brandon**  
303.870.4091  
jeff.brandon@navpointre.com

**Renee Newland**  
719.659.7762  
renee.newland@navpointre.com

**navpoint**  
REAL ESTATE GROUP

# PROPERTY DETAILS

**PROPERTY ADDRESS** 3120 Beacon Street  
Colorado Springs, CO

**COUNTY** El Paso

**BUILDING SIZE** 7,000 SF

**UNIT SIZES** 700 SF x 10

**CLEAR HEIGHT** 14 Feet

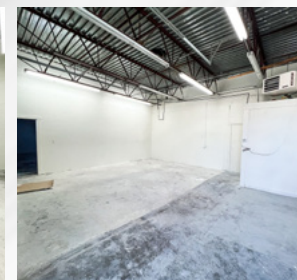
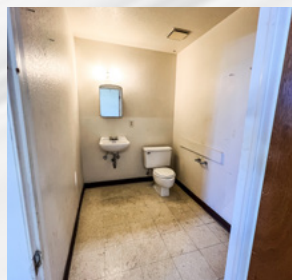
**LOADING** 1- 10' x 10' Drive-In  
Loading Door Per Unit

**ZONING** M-1, Colorado Springs

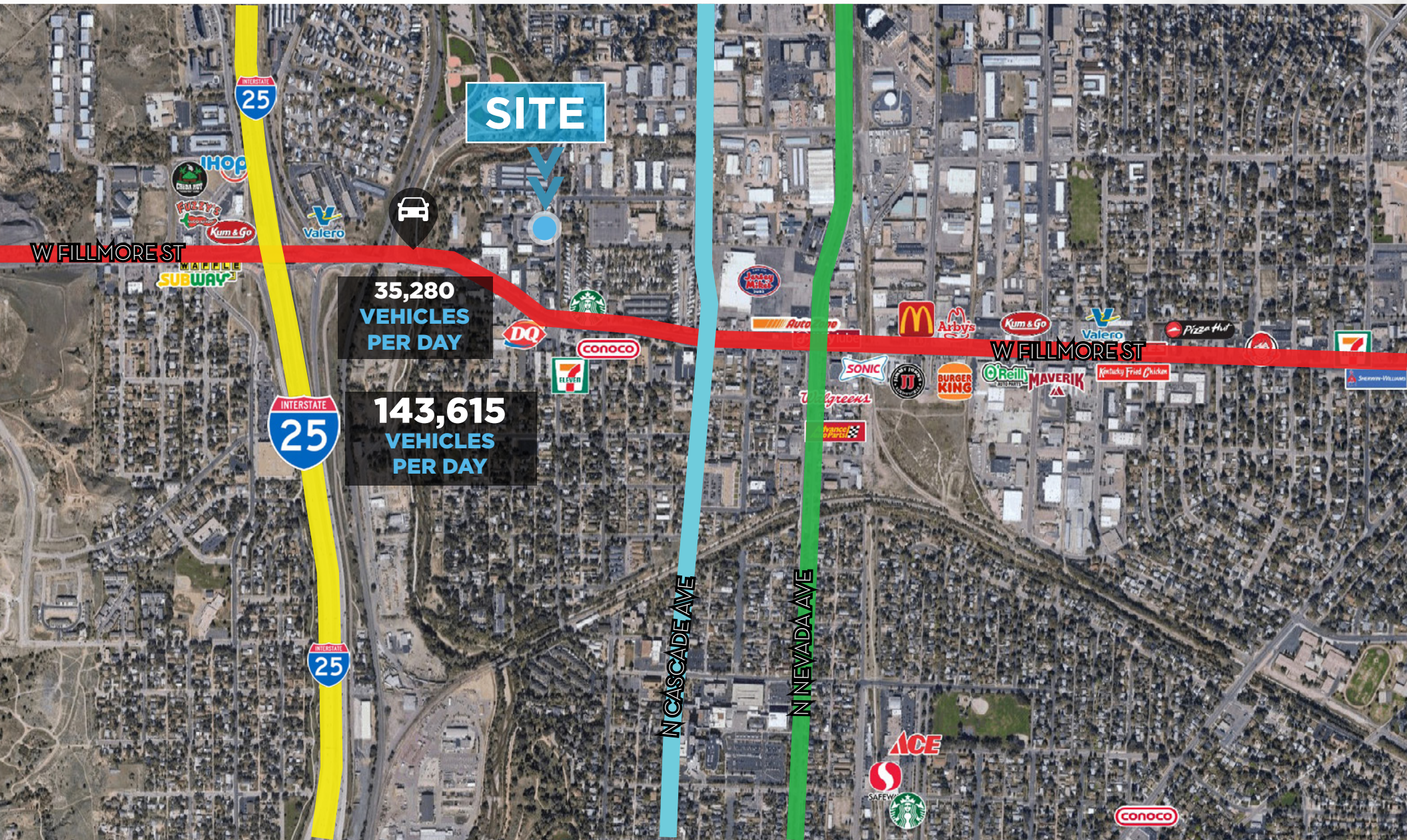
**YEAR BUILT** 1979

**YEAR RENOVATED** 2022

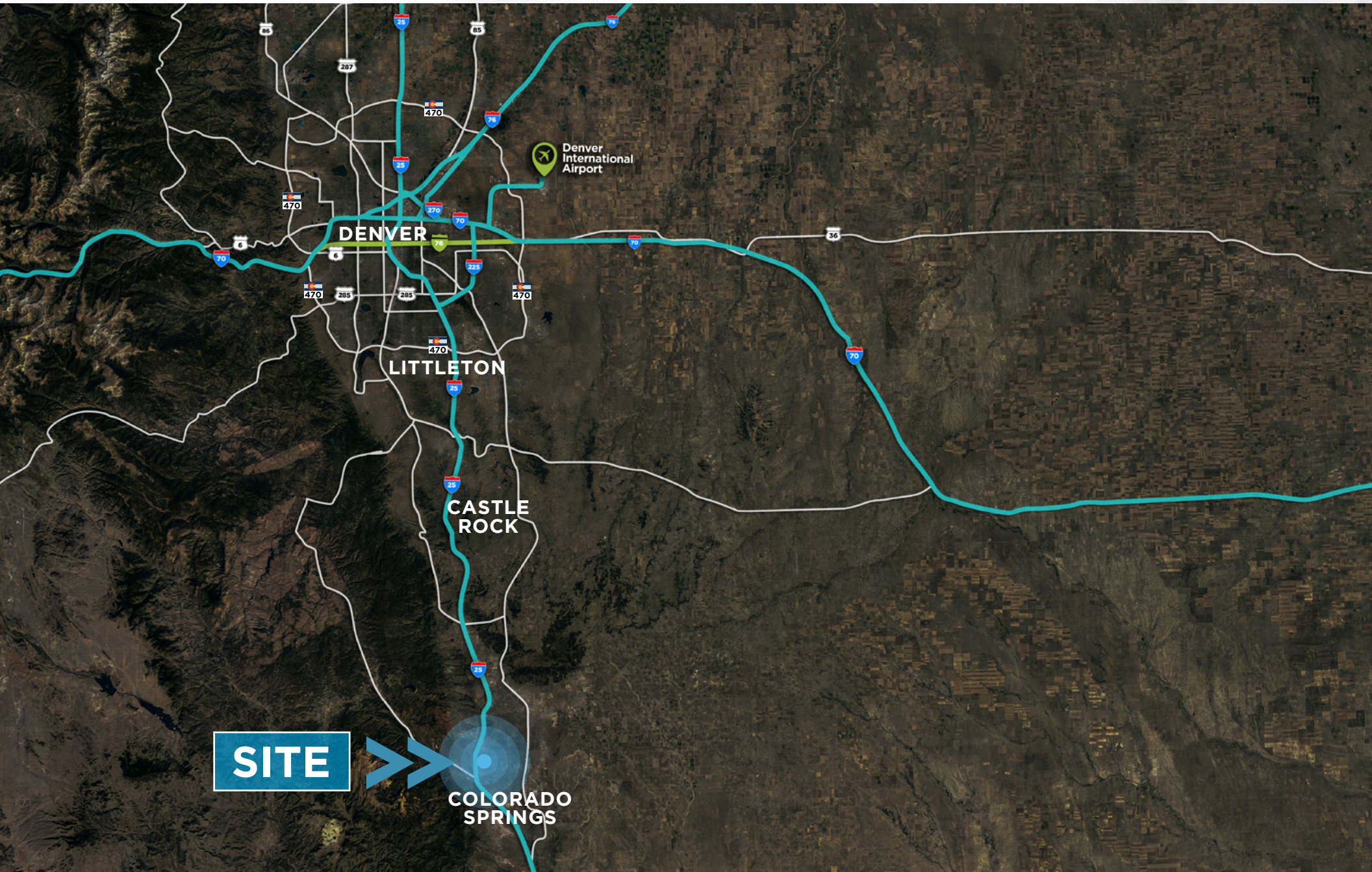
- Significant Leasing Demand for Small Format Industrial
- Fully Fenced and Secured Yard
- Brand New Asphalt on entire site
- OH Doors and bathrooms in every single unit
- Conveniently located less than 2 minutes from I-25/Fillmore interchange



# SURROUNDING RETAIL



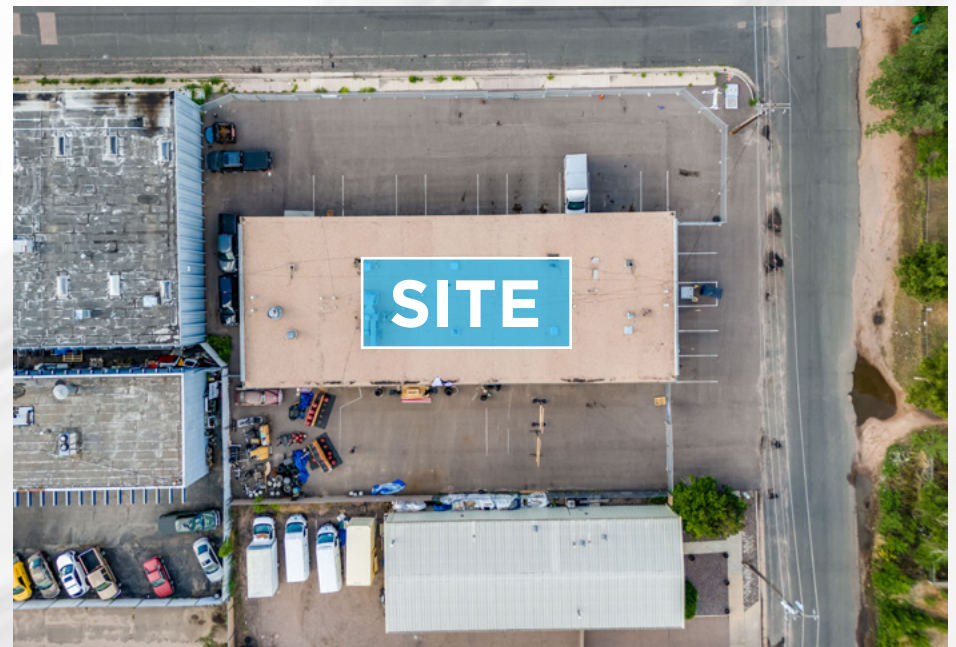
# LOCATION MAP



**SITE**

**COLORADO  
SPRINGS**

# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS



# 3120 BEACON STREET

Colorado Springs, CO

LIGHT INDUSTRIAL  
FOR SALE



143,615  
VEHICLES  
PER DAY



Fillmore

35,280  
VEHICLES  
PER DAY

Beacon St

## RARE LIGHT INDUSTRIAL SMALL FORMAT INVESTMENT

**\$1,725,000** PURCHASE PRICE | **7.61%** CAP RATE

Matt Call  
303.956.5781  
matt.call@navpointre.com

Jeff Brandon  
303.870.4091  
jeff.brandon@navpointre.com

Renee Newland  
719.659.7762  
renee.newland@navpointre.com

navpoint  
REAL ESTATE GROUP