

Industrial Building For Sale or Lease

6345 E PLATTE AVENUE • COLORADO SPRINGS, CO 80915

PRICE IMPROVEMENT

~~\$1,199,900~~

\$995,000



6345 E PLATTE AVENUE is an 8,640 SF industrial building for sale or lease in the southeast submarket. The property is vacant and well suited for an owner-user or investment opportunity.

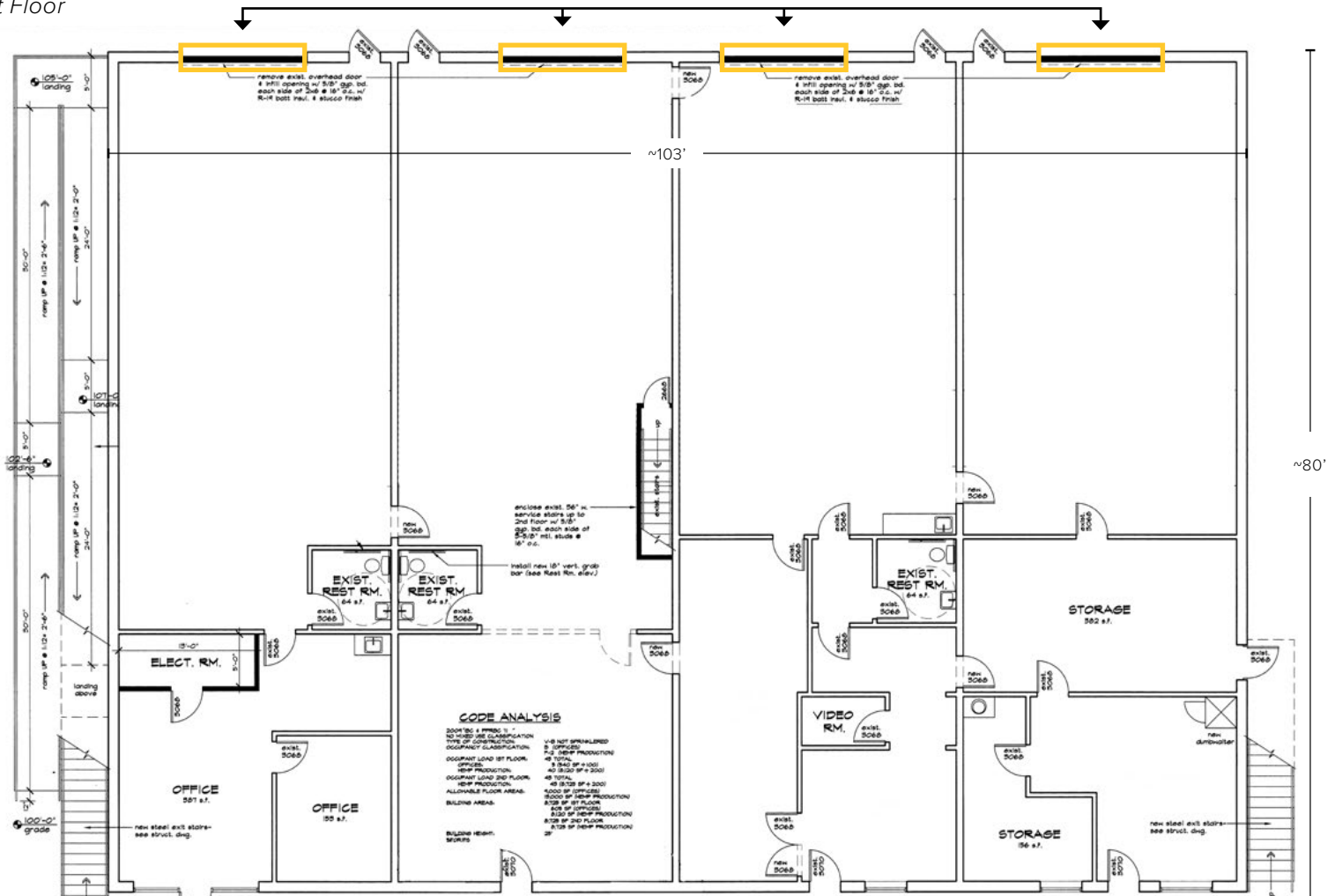
Strategically positioned in a prominent industrial zone off Powers Blvd and Platte Ave with excellent road connectivity, providing ease of access for logistics and transportation, this property is also within an [Enterprise Zone](#), [Opportunity Zone](#) and [Commercial Aeronautical Zone \(CAZ\)](#). (Click on links to learn more about each Zone).

- Building formerly had 4 overhead doors - potential to add doors back
- Secured and fenced lot
- Heavy power: 2,500 Amps, 3-Phase
- Mezzanine space
- Space for lease starting at 4,320 SF

IMPROVED SALE PRICE:	\$995,000 \$1,199,900 (\$115/SF)
SPACE FOR LEASE:	±4,320 - 8,640 SF
LEASE RATE:	Contact Broker
BUILDING SIZE:	8,640 SF
LOT SIZE:	23,086 SF
ZONING:	CS CAD-O Commercial Service, with Commercial Airport Overlay
YEAR BUILT:	1999
PARKING:	12 Surface Spaces
POWER:	2,500 AMPS, 3-Phase
CLEAR HEIGHT:	16' Clear in warehouse
PARCEL NUMBERS:	5418001008
TAXES:	\$12,156.18 (2025)

1st Floor

Former Overhead Doors



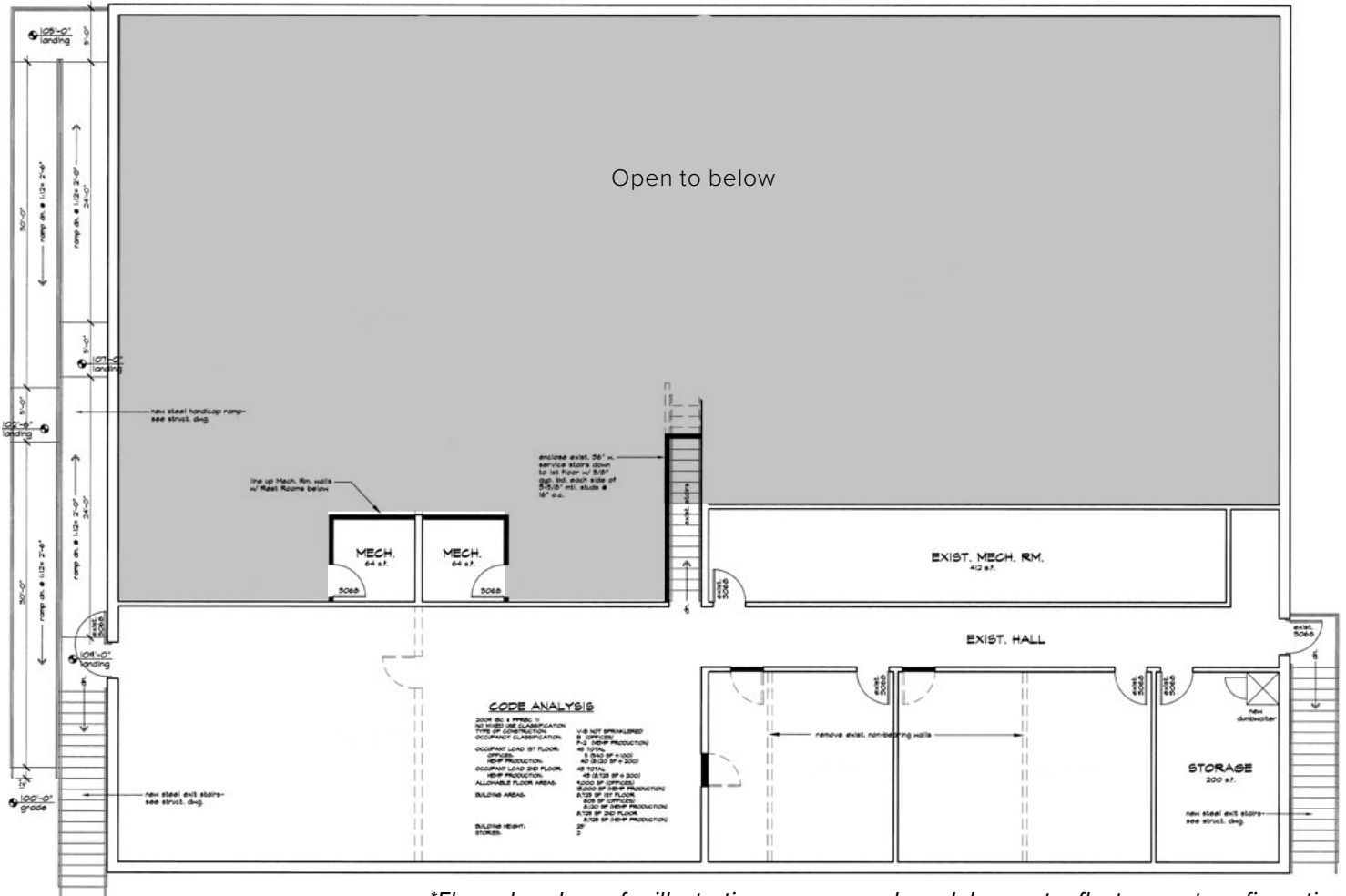
**Floor plan shown for illustrative purposes only and does not reflect current configuration
Contact Broker to discuss details*



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2nd Floor - Mezzanine



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