

RARE DOWNTOWN WAREHOUSE FOR SALE / LEASE

OWNER-CARRY FINANCING! SUBJECT TO ACCEPTABLE TERMS

535 E Cimarron St
Colorado Springs, CO 80903



PRICE

\$1,900,000
(Approx. \$143 / SqFt)

PROPERTY OVERVIEW

This unique industrial building is strategically located just east of Downtown Colorado Springs. Mere minutes from I-25, this property offers ideal warehousing, manufacturing, or assembly space. The floorplan includes an office landscape or additional storage.



LEASE RATE

\$12 / SqFt + NNN



BUILDING SIZE

13,250 SqFt

NAI Highland



Randy C. Dowis | Principal

719.650.1332

dowis@highlandcommercial.com

Megan Mechikoff | Broker

812.525.6151

mmechikoff@highlandcommercial.com

John Benson | Broker

719.663.0027

benson@highlandcommercial.com



2 N Cascade Ave. Suite 300, Colorado Springs, CO 80903



719.577.0044



www.highlandcommercial.com

PROPERTY DETAILS

YEAR BUILT	1986
SIGNAGE	On-Building
I-25 ACCESS	5 Minutes to the West
CENTRAL BUSINESS DISTRICT	Walking Distance
SITE ACCESS	Immedietly South of Costilla & El Paso Intersection
CONSTRUCTION	Split Faced Block
TAX SCHEDULE NO.	64184-14-133
PROPERTY TAXES	\$29,961 (2025 est.)
SERVICE COURT	Concrete
PARKING	14 Off-Street Spaces + Recently Repaired On-Street (Non-Metered)
ROOF	NEW 2022
RTU	NEW 2022
SPRINKLER SYSTEM	No



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ZONING

BP / CR
(Business Park /
Commercial Regional)



ELECTRICAL

208 / 120 Volts
3 Phase | 4 Wire



CLEAR HEIGHT

±12 Ft
(Clear Span)



DRIVE-IN DOORS

8'x9' (x5)



SQUARE FOOTAGE

± 9,100 SqFt
(Warehouse)

± 4,150 SqFt
(Office / Storage)

± 13,250 SqFt
(Total Indoor Area)

± 21,155 SqFt
(Total Site Area)

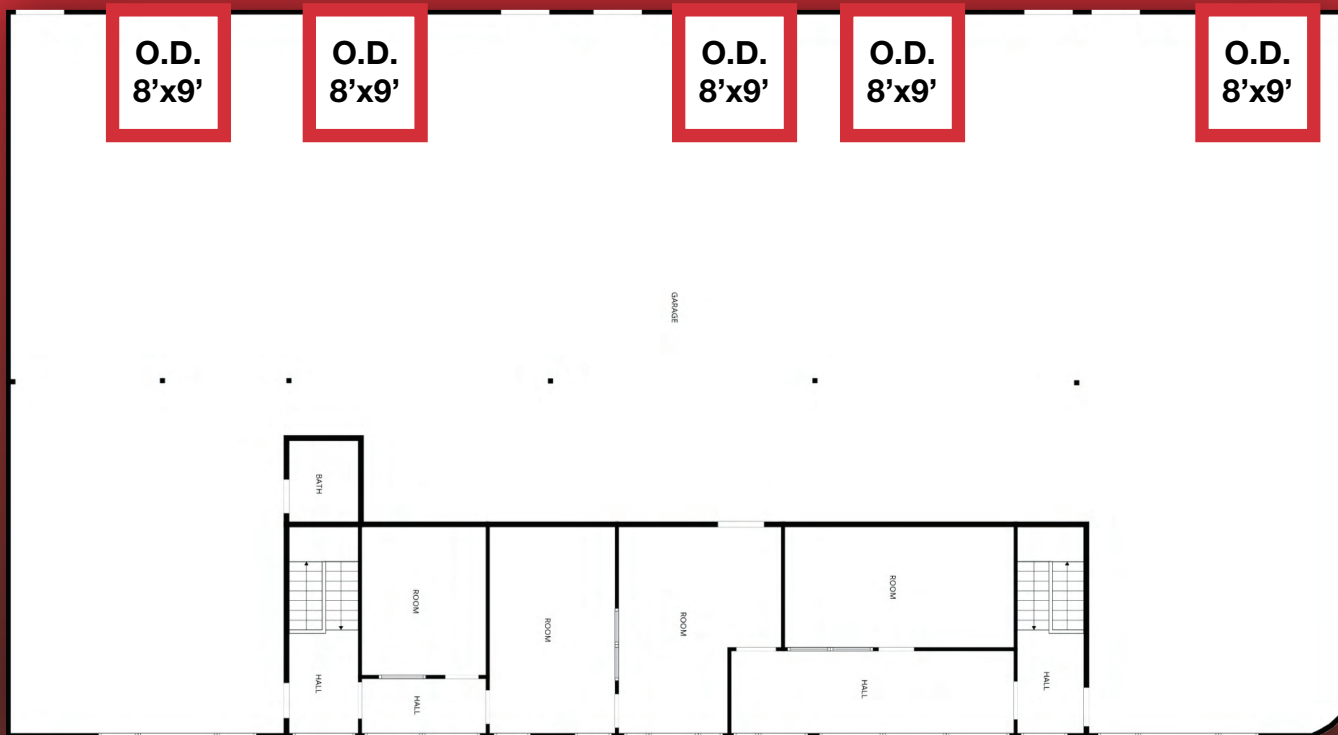
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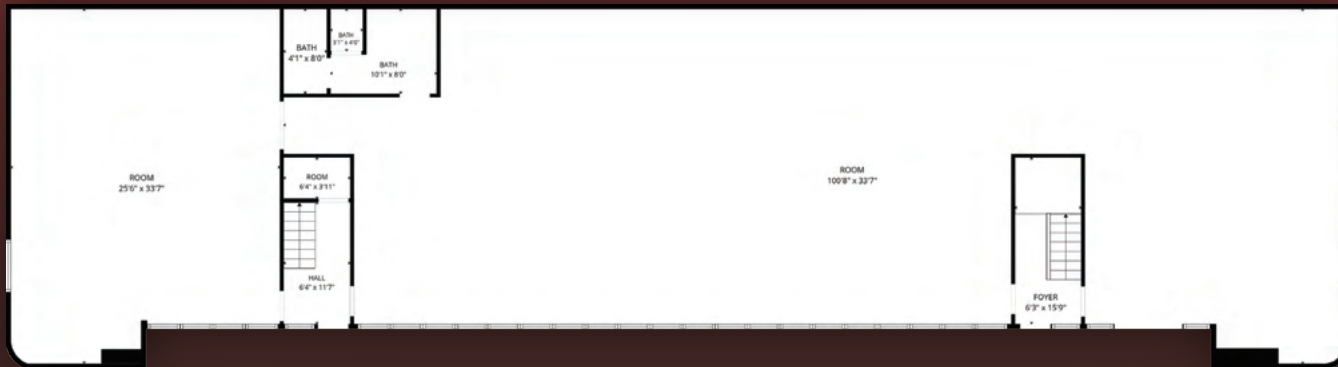




SECOND FLOOR



FIRST FLOOR



NA Highland



RANDY CHURCHILL DOWIS

INDUSTRIAL TEAM





DRIVE TIMES

Downtown COS	5min	I-25	8min
COS Airport	16min	DEN Airport	1hr 13min



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