



**GREAT OWNER/USER INDUSTRIAL
MANUFACTURING/DEFENSE/
LAB USER OPPORTUNITY**



**2110
BUSCH AVE**

CO Springs 80904

**PRICE DISCOUNTED
\$300,000**

CBRE

EXECUTIVE SUMMARY

The subject property was built from masonry construction in 1984, has approximately 23,000 gross square feet and approximately 0.93 acres of land with 20 parking stalls onsite with plenty of street parking. The building consists of roughly 18,000 square feet of warehouse space (three warehouse spaces, approximate 9,400 SF, 6,400 SF, 2,400 SF) and 5,000 square feet of office space. The warehouse portion has two dock high doors, one drive-in door (10'w X 14'h) and a ceiling height of up to 31 feet with LED lighting, a floor scale, gas heaters and is well insulation. The office portion is a mix of large offices, a receptionist desk, a conference room, and a break area that lead into the warehouse. The property is located just south of Hwy 24 and relatively easy access to I-25.



PROPERTY DESCRIPTION

WAREHOUSE 9,400 SF
31 FOOT CEILING

WAREHOUSE 6,400 SF
12 FOOT CEILING AND WAS
MANUFACTURING IN THE PAST

OFFICE
5,000 SF
(ON TWO FLOORS)

WAREHOUSE 2,500 SF
16 FOOT CEILING

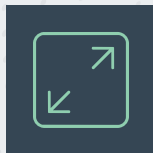
Property Overview



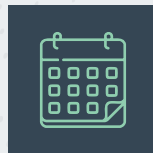
ASKING PRICE:
~~\$3,800,000~~
\$3,500,000



BUILDING SIZE:
23,000 SF



LOT SIZE:
±0.93 AC



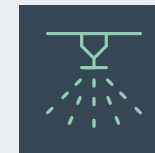
YEAR BUILT:
1984



CEILING HEIGHT:
12' - 31'



POWER:
400A/220 - 480V 3P
(VERIFY)



SPRINKLERS:
YES



LOADING:
2 DOCK DOORS
1 OVERSIZED DOOR

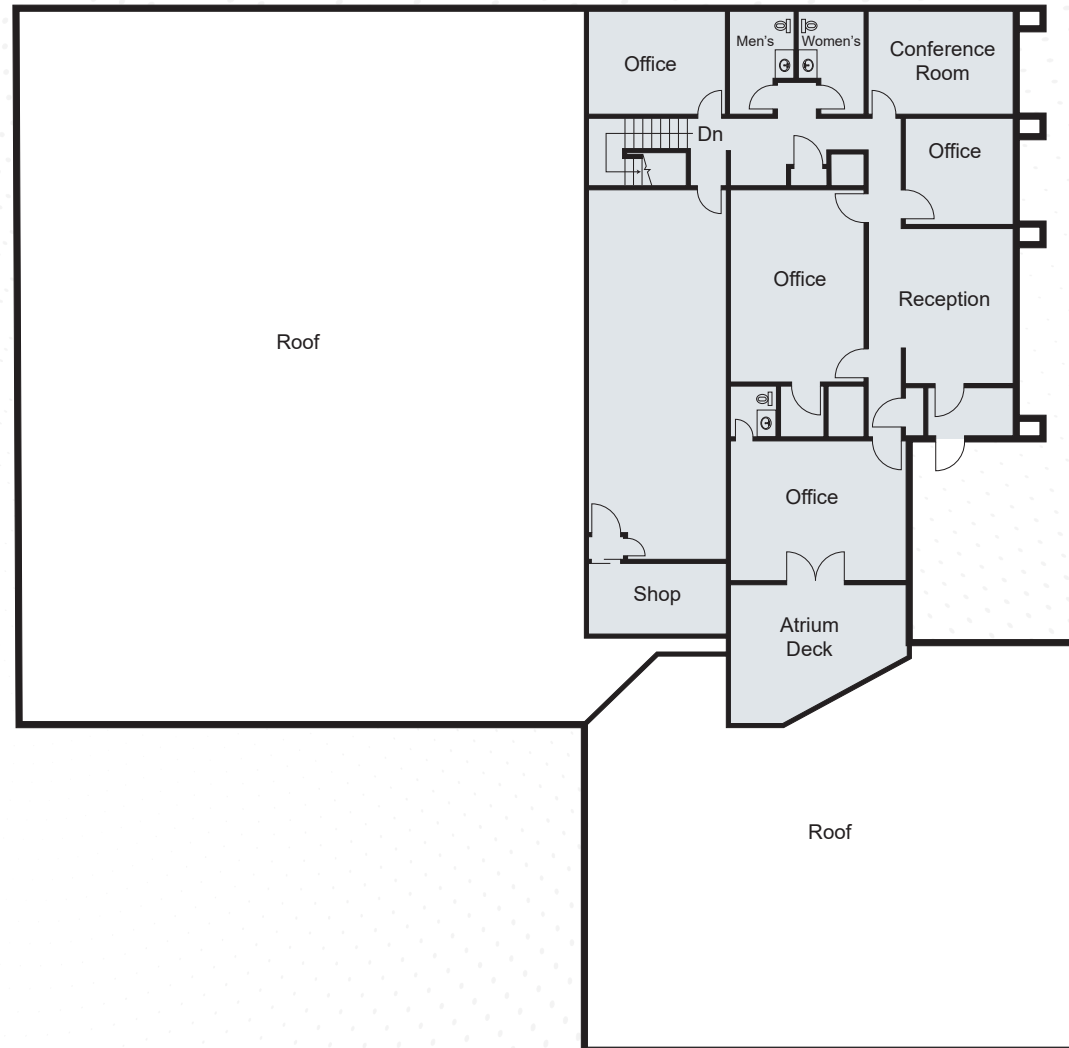
FLOOR PLAN

Main Level

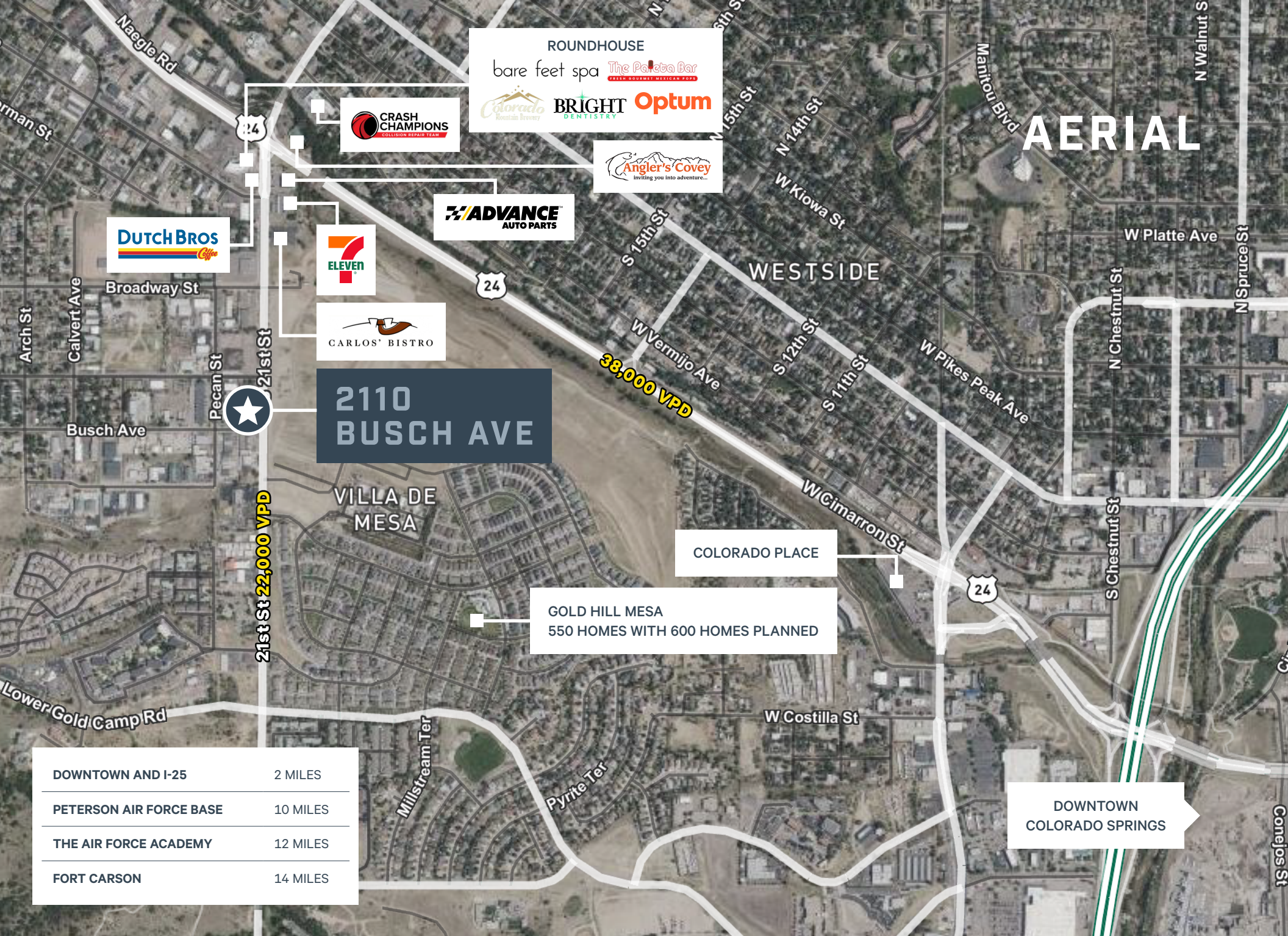


FLOOR PLAN

Second Floor Plan



AERIAL



DOWNTOWN AND I-25	2 MILES
PETERSON AIR FORCE BASE	10 MILES
THE AIR FORCE ACADEMY	12 MILES
FORT CARSON	14 MILES



DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
POPULATION			
2020 Population	28,444	146,199	473,730
2024 Population	29,285	148,875	478,387
2029 Population Projection	29,880	151,538	486,062
HOUSEHOLDS			
2020 Households	13,053	66,193	187,150
2024 Households	13,583	67,937	190,210
2029 Household Projection	13,907	69,356	193,788
HOUSING			
Median Home Value	\$498,506	\$457,435	\$433,456
INCOME			
Avg Household Income	\$102,821	\$96,815	\$100,543
Median Household Income	\$74,244	\$71,083	\$77,918

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CBRE

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