



For Sale: Industrial Property

3605 North Stone Ave

Colorado Springs, CO 80907

Property Information & Building Features

Market	Colorado Springs North Industrial	Foundation	Slab on grade
Zoning	Industrial	Roofing	Rubber Membrane on Wood Truss
Building Size	Approx. 110,042 SF Incl. +-9,235 SF of office	Construction	Concrete-precast masonry & steel
Lot Size	4.87 acres	Drive-in Doors	11 – varying sizes
Building Age	1956, 1974, Renovated 2008	Dock Doors	10 – varying sizes
Building Class	Industrial	Clear Height	16'-24'
Roads/Major Intersections	Located one mile east of I-25 midway between exits 146 (Garden of the Gods Rd) and 145 (Fillmore St). A quarter mile from Nevada Ave, a major 4-lane artery that runs parallel to I-25.	Parking Spaces	50+
Potential Alternate Uses	The subject property is best suited for general industrial and/or manufacturing uses	Trailer Spaces	20+

Detailed Property Description

- Corner lot distribution facility consisting of 3 separate buildings which have been combined.
- Dock and drive-in loading on the north, west, and south sides, and two-story office on the SW corner.
- Roughly two acres of outdoor storage and/or parking on the north side.
- At least two (2) vehicle repair bays.
- Property sits in an Opportunity Zone.

For More Information



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Exterior Highlights:

- 2+ acres paved & secured yard
- Entry & Exit from N Stone Ave & Nichols Blvd.

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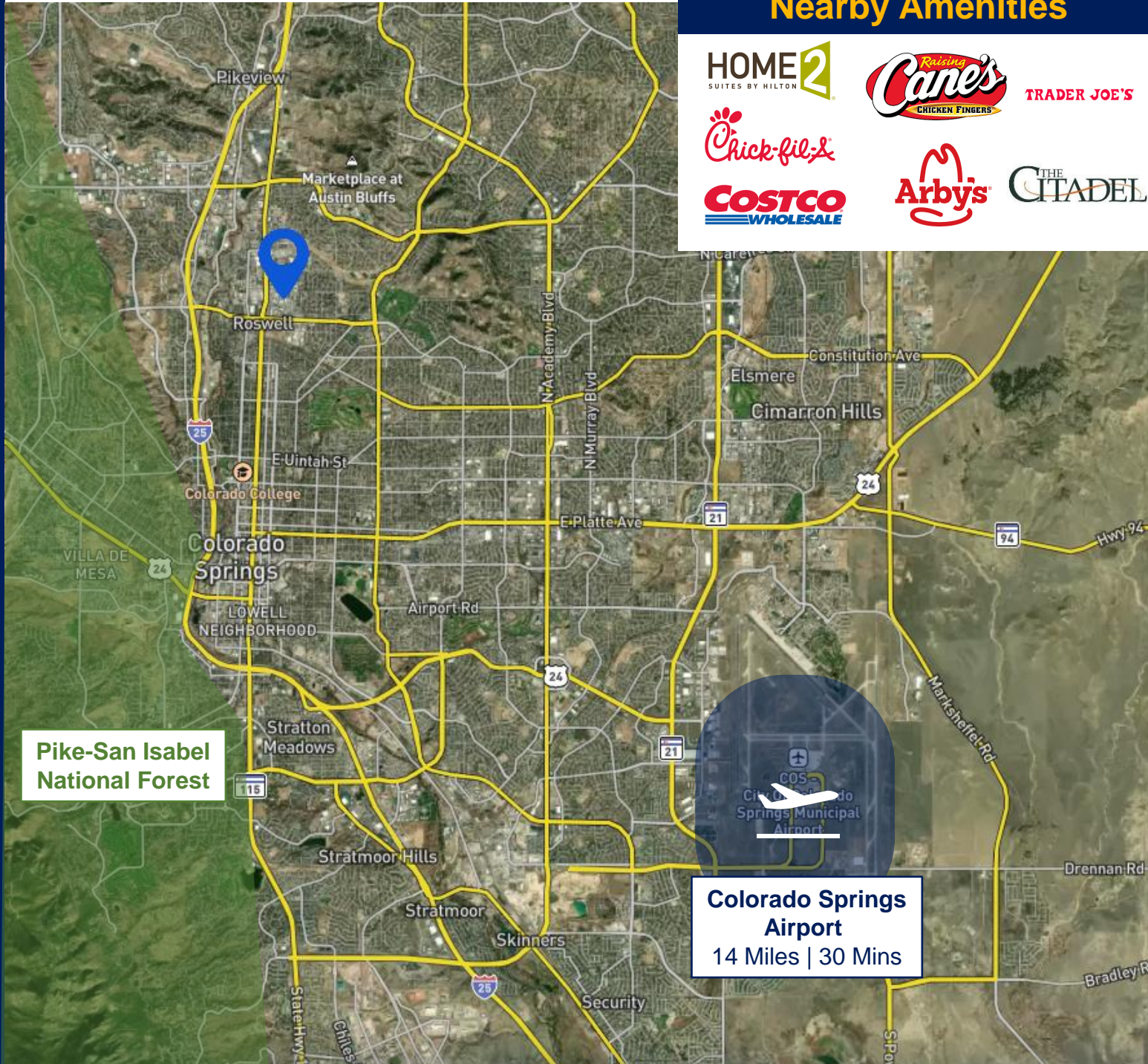
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Nearby Amenities



TRADER JOE'S



Pike-San Isabel National Forest

Colorado Springs Airport
14 Miles | 30 Mins