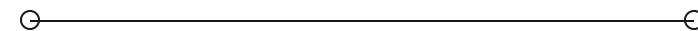


FOR SALE OR LEASE

1440 Paonia St

Colorado Springs, CO 80915



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FREESTANDING INDUSTRIAL BUILDING FOR SALE OR LEASE | 1440 PAONIA ST



OFFERING SUMMARY

SALE PRICE:	\$2,750,000
LEASE RATE:	\$14.00 SF/yr (NNN)
BUILDING SIZE:	14,600 SF
LOT SIZE:	1.64 Acres
YEAR BUILT:	1998
LOADING:	One dock, two half docks, two drive-ins
ZONING:	I-2
CLEAR HEIGHT:	16'-20'

PROPERTY OVERVIEW

SVN | Denver Commercial as exclusive advisor is thrilled to present the opportunity to purchase 1440 Paonia St in Colorado Springs, CO. This 14,600 SF freestanding warehouse boasts I-2 zoning on an oversize, 1.64 acre lot, offering ample space for outdoor equipment and supplies storage. Built in 1998, this functional building features both drive-in and dock-high loading, catering to diverse loading requirements. This single tenant property presents a rare chance to secure a strategic foothold in an in-demand location.

PROPERTY HIGHLIGHTS

- Freestanding, single tenant warehouse building available
- Oversized lot with fenced yard and I-2 zoning for outdoor storage of equipment and supplies
- Functional building with both drive-in and dock-high loading

COMPLETE PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

SVN | Denver Commercial as exclusive advisor is thrilled to present the opportunity to purchase 1440 Paonia St in Colorado Springs, CO. This 14,600 SF freestanding warehouse boasts I-2 zoning on an oversize, 1.64 acre lot, offering ample space for outdoor equipment and supplies storage. Built in 1998, this functional building features both drive-in and dock-high loading, catering to diverse loading requirements. This single tenant property presents a rare chance to secure a strategic foothold in an in-demand location.

LOCATION DESCRIPTION

Embrace the strategic advantages of this freestanding industrial warehouse with exceptional highway access in Colorado Springs. Situated in a thriving economic hub, this property offers proximity to key points of interest such as the Colorado Springs Airport, Peterson Air Force Base, and the bustling commercial artery of Powers Boulevard. With its prime location, this versatile space presents an unparalleled opportunity for investors and tenants in the industrial, warehouse, and distribution sectors. Seamlessly blending convenience and connectivity, this property sets the stage for unparalleled success in the dynamic Colorado Springs market.

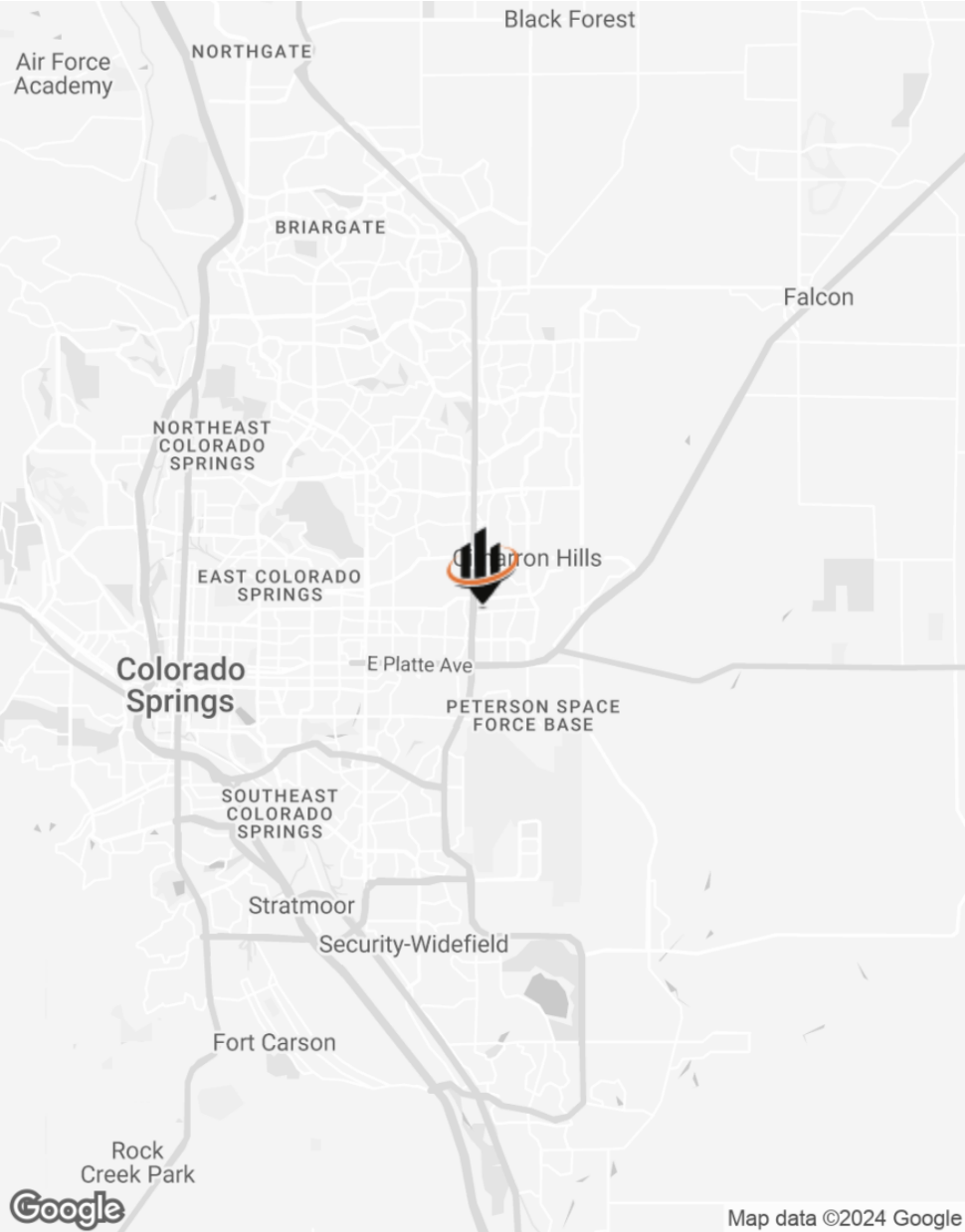
SITE DESCRIPTION

This site features abundant street parking as well as on site parking. The building is located on an oversize, 1.64 acre lot with plenty of room for outdoor storage of vehicles, equipment, and supplies. Drive in and dock high loading doors offer flexibility for future users including a 10x10' drive-in, an 8x10' dock, two 10x12' internal half docks, and a 12x14' drive-in, for a total of one dock, two half docks, and two drive-ins. Additionally, the entire building has a wet fire suppression system.

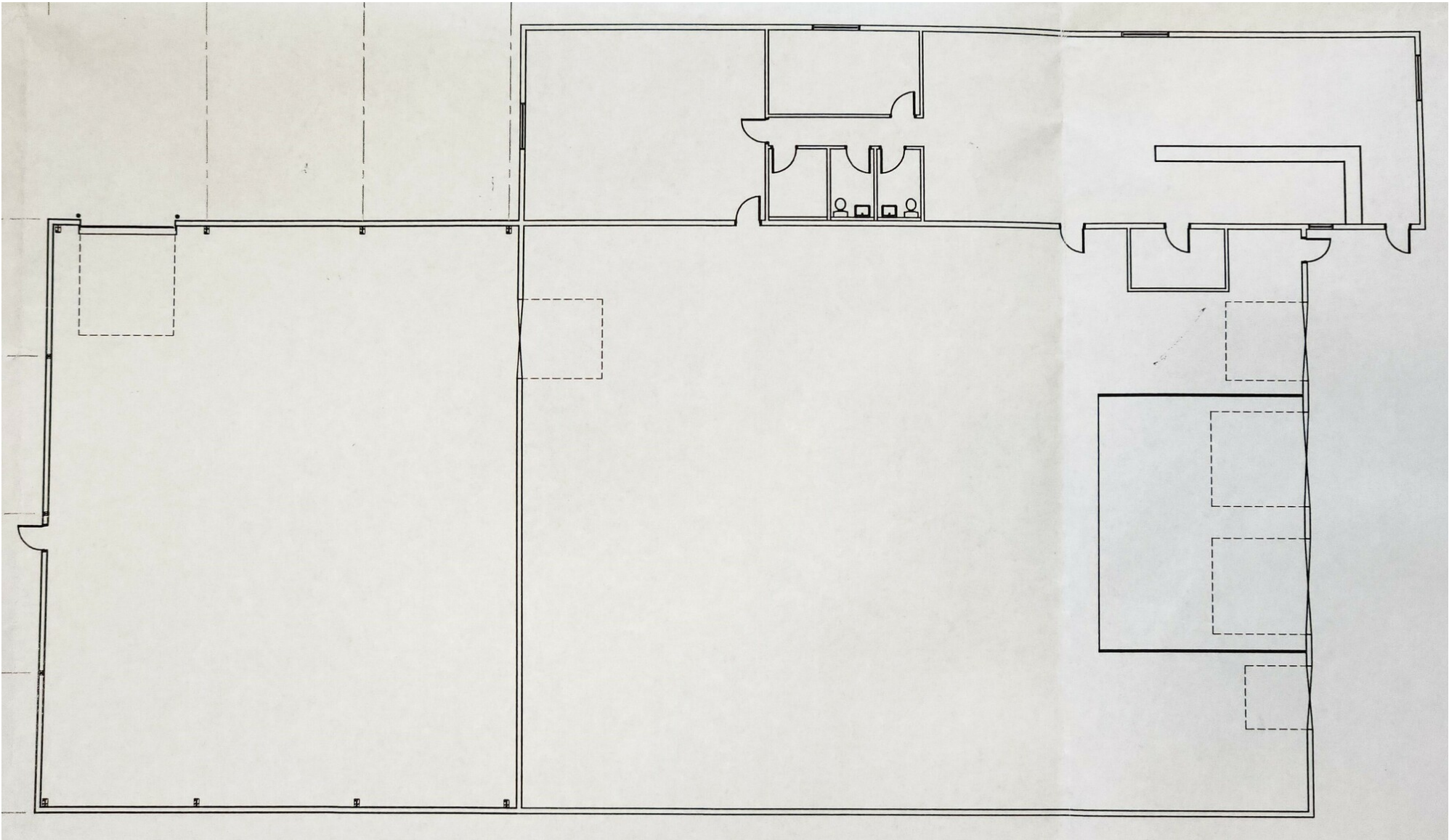
ADDITIONAL PHOTOS



REGIONAL MAP



FLOOR PLAN



DEMOGRAPHICS MAP & REPORT

POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	1,957	9,887	21,804
AVERAGE AGE	31.8	33.5	33.7
AVERAGE AGE (MALE)	29.2	30.4	32.3
AVERAGE AGE (FEMALE)	33.5	34.9	34.7

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	857	3,917	8,361
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$60,908	\$58,935	\$67,688
AVERAGE HOUSE VALUE	\$231,408	\$244,027	\$223,320

* Demographic data derived from 2020 ACS - US Census

