

INDUSTRIAL BUILDING FOR SALE



3512 N Tejon St.
Colorado Springs, CO 80907



PROPERTY OVERVIEW

This well-maintained 20,601 SF light industrial building offers an exceptional owner-user or investment opportunity in a prime Colorado Springs location. Built in 1967, the property features a new roof installed in 2018 with additional updates completed in 2023. It includes 7,000 SF+ of high-bay warehouse space, 100% climate-controlled HVAC with 69.5 tons of RTU cooling capacity, three drive-in loading doors, and robust 2,400-amp, 3-phase electrical service capable of supporting a wide range of industrial, manufacturing, warehouse, or distribution uses.



ASKING PRICE

\$3,050,000
(\$148/SqFt)



BUILDING SIZE

20,601 SqFt



ZONING

LI (Light Industrial)



LOADING

x3 Drive-In
Overhead Doors



CLEAR HEIGHT

22 Ft



YEAR BUILT

1967



ELECTRICAL

120/208 Volts | 3 Phase
2,400 Amps

John Benson | Broker



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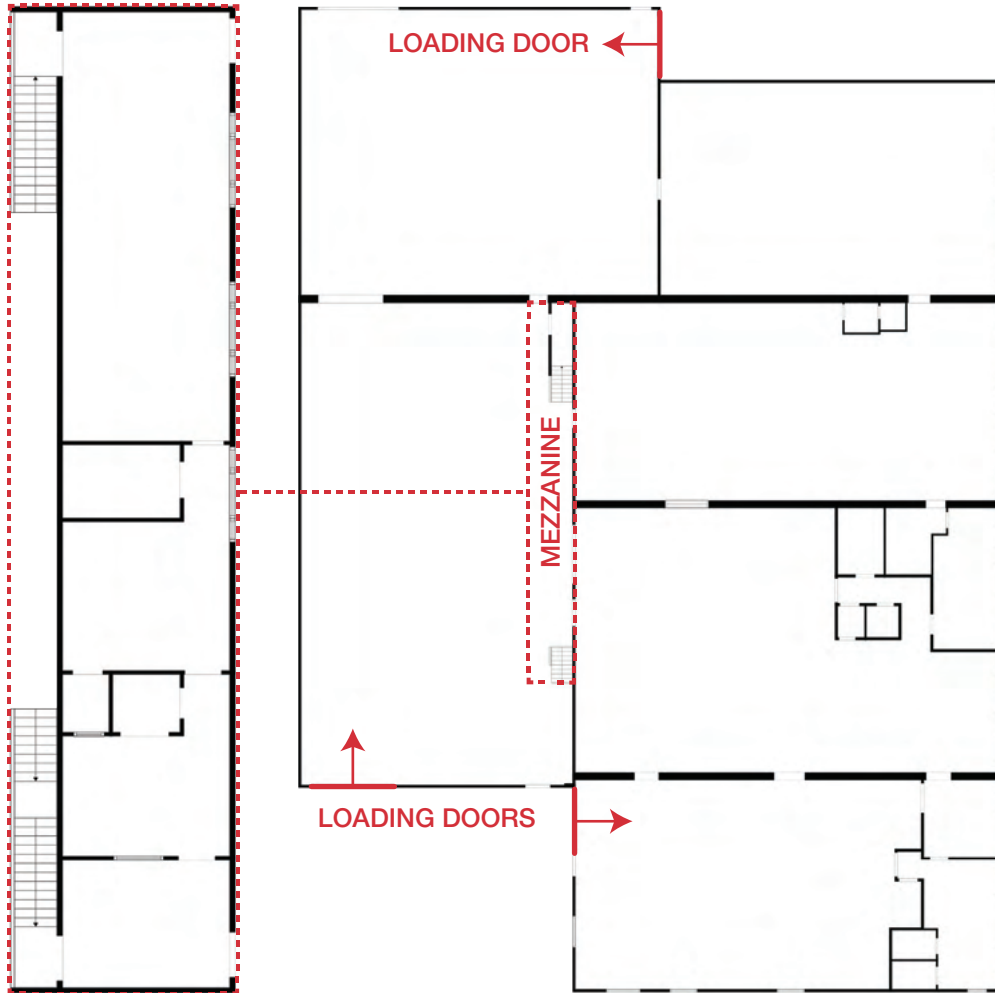
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ENTERPRISE ZONE

The property also benefits from Enterprise Zone eligibility, offering a range of potential state tax credits and incentives for businesses that expand operations, create jobs, invest in equipment, or improve commercial facilities within the zone. These incentives are intended to support economic growth and business investment in targeted areas.

MEZZANINE FIRST FLOOR



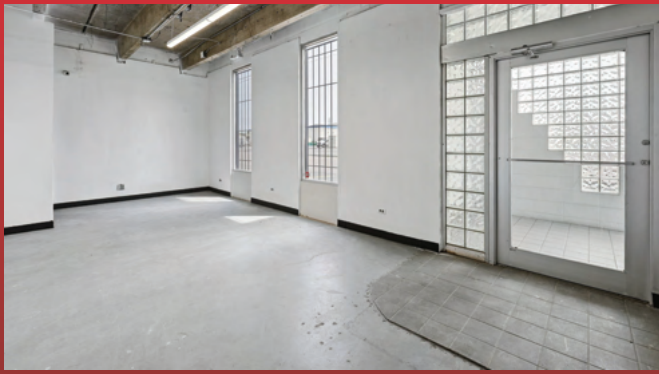
NORTH NEVADA OVERLAY DISTRICT

Located within the North Nevada Overlay District, the property is positioned in a strategic commercial corridor targeted for revitalization and reinvestment. The overlay district encourages enhanced redevelopment, improved site design, and long-term economic activity along the North Nevada corridor, supporting continued growth and value creation in the surrounding area.

OPPORTUNITY ZONE

3512 N Tejon Street is located within a federally designated Opportunity Zone, providing potential capital gains tax advantages for qualified investors. The program is designed to encourage long-term investment in designated growth areas, creating an attractive opportunity for owner-users, developers, and investment groups seeking tax-efficient real estate strategies.







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N NEVADA AVE

SUBJECT PROPERTY



Public Storage



W FILLMORE ST



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