

OWNER/USER OPPORTUNITY

3975 N. Academy Blvd., Colorado Springs, CO 80917



****PRICE REDUCED****



Warehouse/Showroom

PROPERTY INFORMATION

Building Size: +/- 25,048 SF
Land: +/- 2.03 acres (88,426.80 SF)
Zoning: C5, P, UV (Intermediate Business, Planned Provisional, Use Variance)
Year Built: 1978
Schedule No: 6326307035

Sales Price: ~~\$3,400,000.00~~ **\$3,200,000.00**

PROPERTY HIGHLIGHTS

- High ceilings throughout Showroom space
- 33' high ceilings in warehouse area
- Mostly open space/clear-span for flexibility
- Three drive-in doors, one with dock high access
- Ample parking
- Near the very high traffic intersection of N Academy and Austin Bluffs
- Brand new roof and new exterior paint just completed
- Updated HVAC
- High visibility with landmark flagpole
- Monument signage on North Academy

TAYLOR STAMP
Broker Associate
719.228.3623
tstamp@quantumcommercial.com

DALE STAMP
President
719.228.3601
dstamp@quantumcommercial.com

The information contained herein was obtained from sources believed to be reliable, however, Quantum Commercial Group Inc makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal without notice.

OFFICE FOR LEASE

3475 Briargate Boulevard, Colorado Springs, CO 80920

