

Industrial Building For Sale or Lease

6345 E PLATTE AVENUE • COLORADO SPRINGS, CO 80915

PRICE IMPROVEMENT

~~\$1,199,900~~

\$1,099,900



6345 E PLATTE AVENUE is an 8,640 SF industrial building for sale or lease in the southeast submarket. The property is vacant and well suited for an owner-user or investment opportunity.

Strategically positioned in a prominent industrial zone off Powers Blvd and Platte Ave with excellent road connectivity, providing ease of access for logistics and transportation, this property is also within an [Enterprise Zone](#), [Opportunity Zone](#) and [Commercial Aeronautical Zone \(CAZ\)](#). (Click on links to learn more about each Zone).

- Building formerly had 4 overhead doors - potential to add doors back
- Secured and fenced lot
- Heavy power: 2,500 Amps, 3-Phase
- Mezzanine space
- Space for lease starting at 4,320 SF

IMPROVED SALE PRICE: **\$1,099,900** ~~\$1,199,900~~
(\$127/SF)

SPACE FOR LEASE: ±4,320 - 8,640 SF

LEASE RATE: Contact Broker

BUILDING SIZE: 8,640 SF

LOT SIZE: 23,086 SF

ZONING: CS CAD-O
Commercial Service, with
Commercial Airport Overlay

YEAR BUILT: 1999

PARKING: 12 Surface Spaces

POWER: 2,500 AMPS, 3-Phase

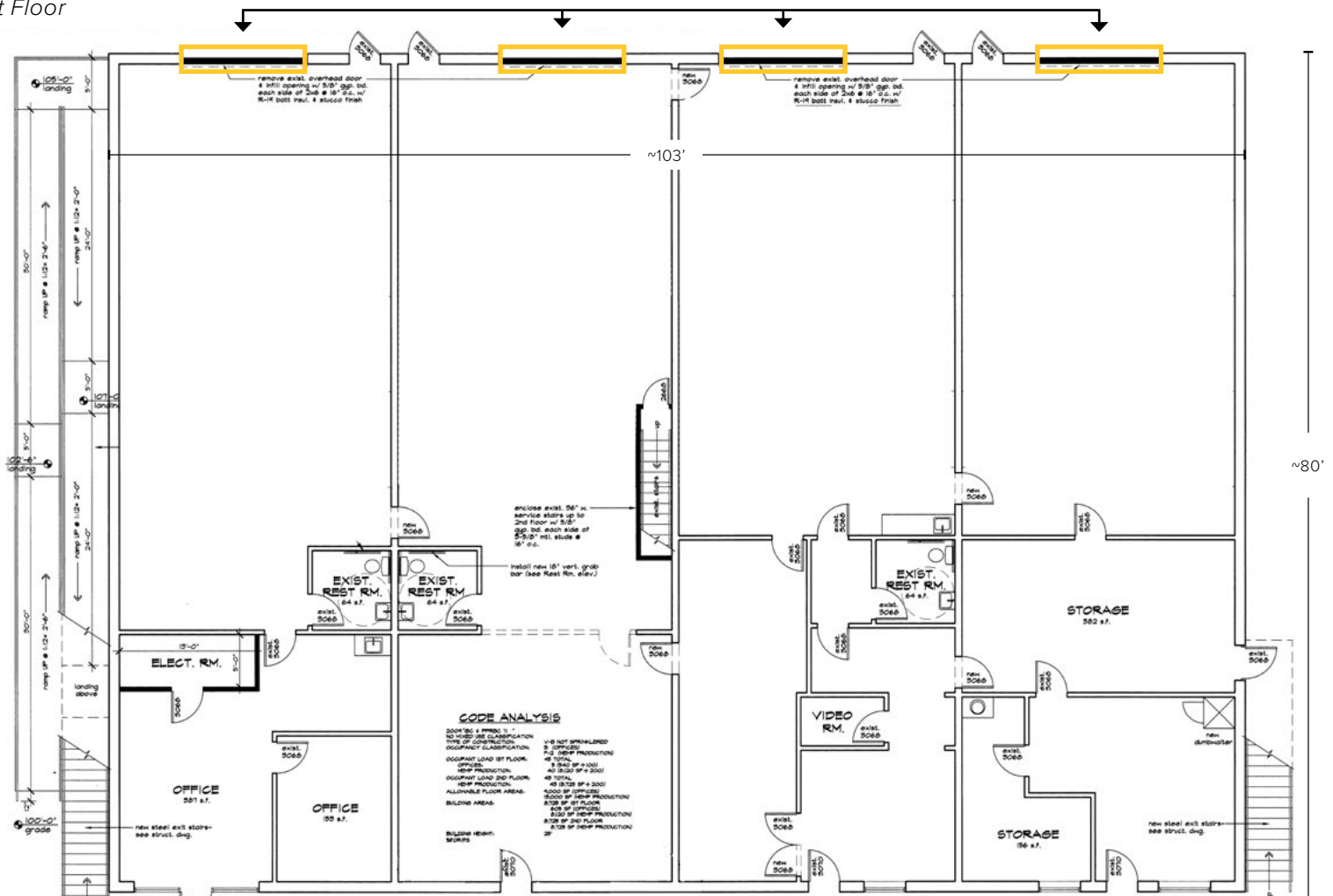
CLEAR HEIGHT: 16' Clear in warehouse

PARCEL NUMBERS: 5418001008

TAXES: \$12,156.18 (2025)



1st Floor



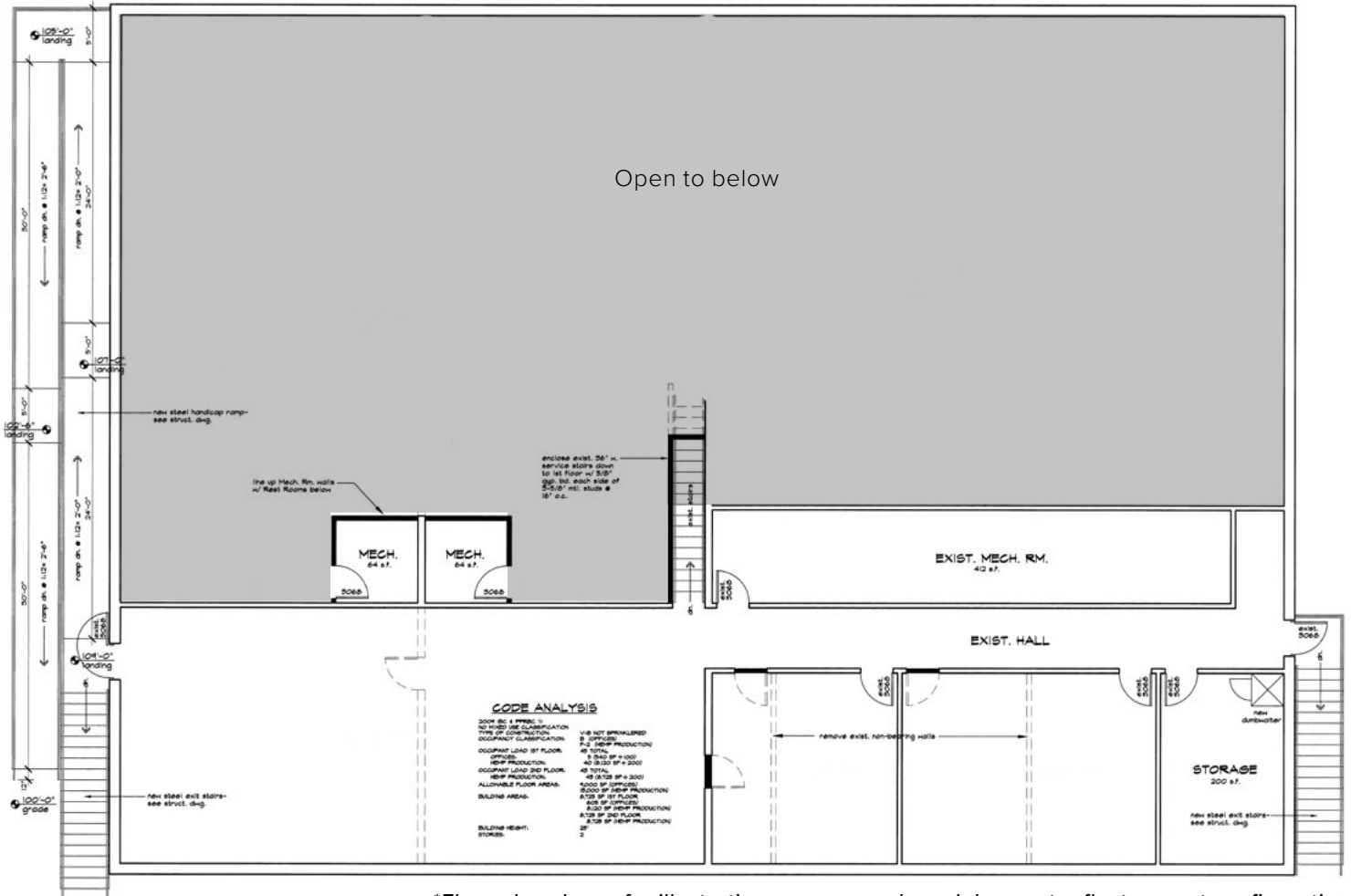
**Floor plan shown for illustrative purposes only and does not reflect current configuration
Contact Broker to discuss details*



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2nd Floor - Mezzanine



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