

FREE-STANDING HIGH IMAGE OWNER-USER OFFICE/FLEX PROPERTY

FOR SALE OR LEASE

\$7,250,000 REDUCED: \$6,500,000

6250
Corporate Drive
Colorado Springs, CO 80919



I-25 VISIBILITY AND FENCED LOADING/STORAGE AREA

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Colliers

EXECUTIVE

Summary

Colliers is please to present to owner-users and tenants the opportunity to purchase or lease 6250 Corporate Drive, a high quality office/warehouse property in the sought after north Colorado Springs market. Directly off I-25, this highly visible location offers easy access any where in the metro and is surrounded by a diverse mix of retail, flex, and medical users.

The property totals 48,000 SF (50% office/showroom on the upper level/mezzanine and 50% warehouse/distribution on the lower level). The building can be demised to accommodate various sized tenants or sold to a single user. The upper floor has been completely demolished except for some infrastructure, providing a tenant or user with a blank slate (see conceptual space plan on page 3). The back lot is completely secured and fenced and leads into the high-clear warehouse with multiple drive-in and dock high doors.

The curb appeal, visibility, access, and functionality of this property provides an excellent opportunity for both users or tenants.



PROPERTY

Highlights

High image building
on large partially
fenced lot



Sought after north
Colorado Springs
location



Directly off I-25 (2 minutes)
via Corporate Drive
or Rockrimmon Blvd/
Woodmen Rd (3 minutes)



Freeway visibility
with on-building and
monument signage



Upper/mezzanine level
is office/showroom
ground level is
warehouse/distribution



Open plan with
high ceilings
ready for buildout



Five - 10' x 12'
drive in doors and
two - 10' x 10'
dock high doors

PROPERTY

Summary



> PURCHASE PRICE:	\$7,250,000 REDUCED: \$6,500,000
> LEASE RATE:	\$12.50/SF NNN
> BUILDING SIZE:	48,000 SF
> LOT SIZE:	3.7 Acres
> SPACE AVAILABLE:	12,000 SF – 48,000 SF
> AVAILABLE:	Immediately
> YEAR BUILT:	2000
> CONSTRUCTION:	Pre-Cast Concrete
> PARKING:	~100 Striped/Dedicated Spaces <i>* Additional Parking Possible Surrounding Building</i>
> SPRINKLERED:	Yes
> SECURITY:	Fenced Yard
> LOADING:	Five (10' x 12') Drive-ins Two (10' x 10') Docks
> POWER:	1200 Amp 480 Volt
> ZONING:	PIP-1
> PROPERTY TAX:	\$38,356.70 (2024 Taxes Payable 2025)

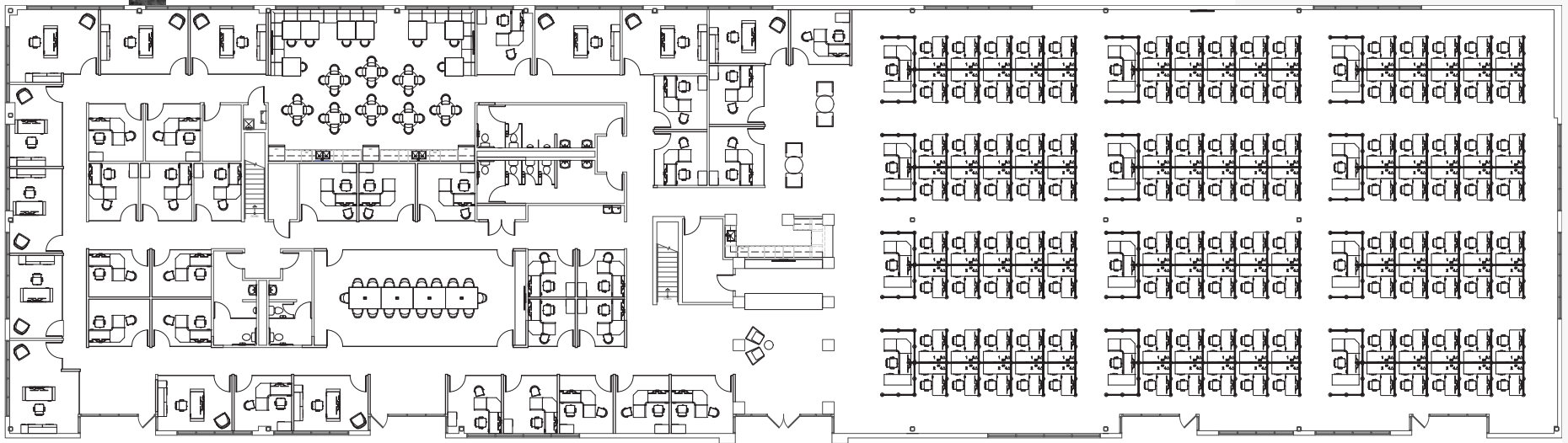
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FLOOR

Plans

UPPER LEVEL

Conceptual



POTENTIAL USES:

- > Office/Administrative
- > Showroom
- > Lab
- > Additional Loading/Storage

**All uses to be verified by buyer/tenant with building department*

6250

FLOOR *Plans*

WAREHOUSE/LOWER LEVEL & MEZZANINE OFFICE

Actual

Opens to Expansive Fenced Truck Court



6250

6250 CORPORATE DRIVE

SITE *Plan*

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LOCATION

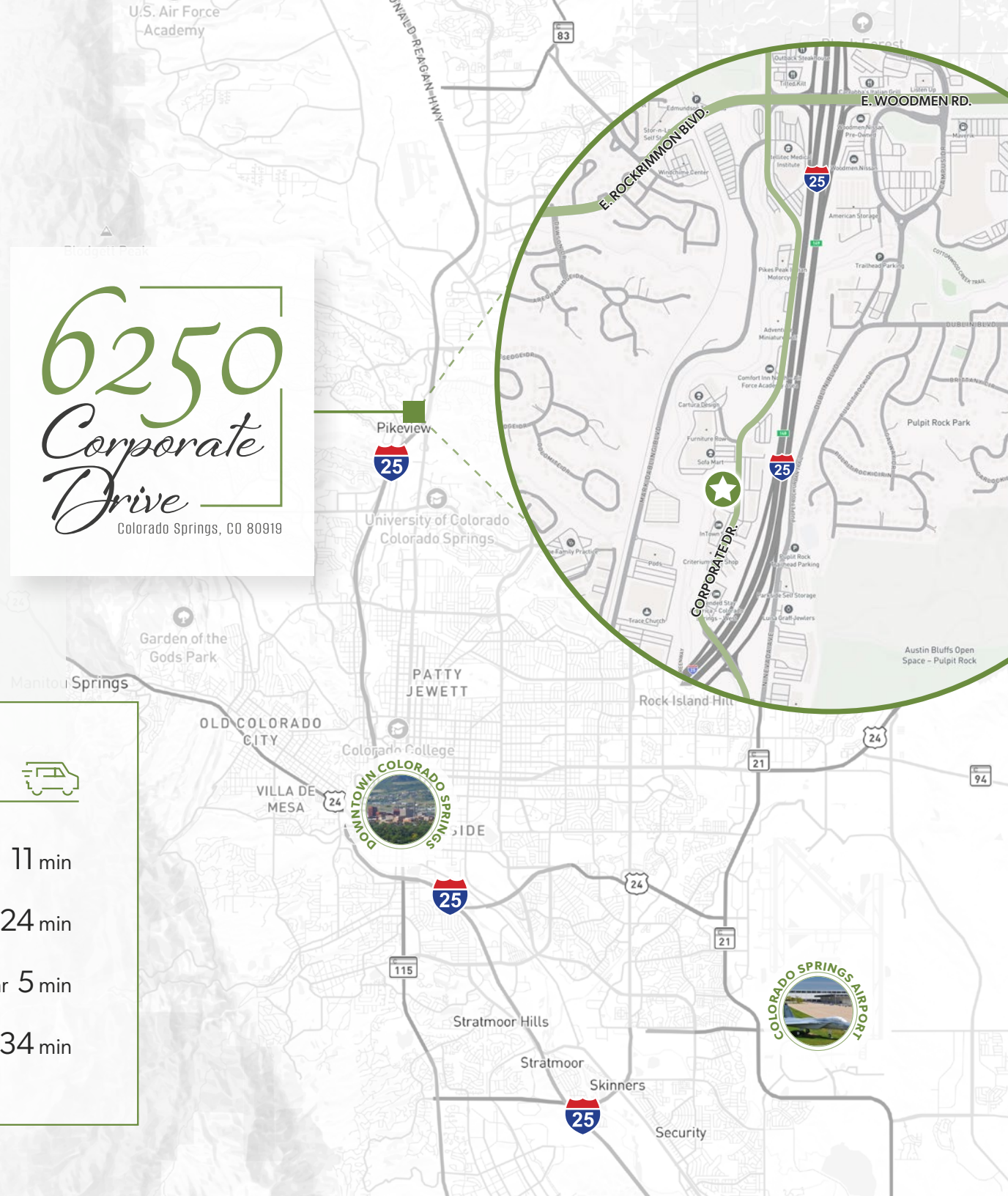
Attributes

6250 Corporate Drive is located in the desired Northwest Colorado Springs Submarket near the intersection of I-25 and Corporate Drive. The property is only two minutes from I-25 providing easy access to anywhere in the metro and is surrounded by retail, flex, medical, hotels, and other specialty uses.

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**DRIVE TIMES**

Downtown Colorado Springs	11 min
Colorado Springs Airport	24 min
Denver International Airport	1 hr 5 min
South Suburban Denver (Castle Rock)	34 min





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