

FOR SALE: RARE IOS OPPORTUNITY



**Warehouse
Hotline**

2855 AKERS DR.

COLORADO SPRINGS, CO



PROPERTY OVERVIEW

Asking Price	\$2,600,000
Lot Size	5.02 AC
Zoning	M CAD-O
Security	Fully Fenced with Electric Gate
Surface	Road Base
Site Grading	Engineered 4% Slope
Utilities	Water to Site • 200 Amp Electrical Service
Lighting	Site Lighting Throughout
Entry	Cattle Guard
Improvements	Shed, Office, New Above-Ground Fuel Tank

CONTACT:



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WHY THIS IOS STANDS OUT

Positioned for immediate use, 2855 Akers Drive offers more than just land. The property features a fully secured yard with utilities, power, fuel infrastructure, office space, and storage improvements already in place. These existing assets provide meaningful value by **reducing development costs and accelerating operational readiness**.

EXISTING IMPROVEMENTS

- Fully Fenced Property
- Electric Gate
- New Above-Ground Fuel Tank
- Road Base Surface
- 200 Amp Electrical Service
- Office Trailer
- Storage Buildings
- Conex Container with Power
- Water to Site
- Site Lighting Throughout

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STRATEGIC LOCATION & ACCESS

2855 AKERS DR. | COLORADO SPRINGS, CO



LOCATION HIGHLIGHTS

- Minutes from Peterson Air Force Base and Colorado Springs Airport
- Easy access to Powers Blvd, US-24, and I-25
- Bear Creek Regional Park & Nature Center (4 miles south)
- Memorial Park (~3 miles away)
- High visibility and access with room to grow

NEARBY INDUSTRIAL USERS



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