

# FOR SALE

## 4975 & 4985 N. 30th St. | COLORADO SPRINGS, CO 80919



# 4975 & 4985 N. 30th St.

*High - Power Industrial Campus \ Zoned BP  
32,809 SF Warehouse space & 9,950 SF Office space \ 2 Buildings on 4.3 Acres*

**Venterra**  
REAL ESTATE

Presented By:  
Austin Collins  
Listing Broker  
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# EXECUTIVE SUMMARY

**Industrial Campus | Zoned Business Park (BP)  
For Data Center or Advanced Manufacturing Use |  
Available For Sale**

- 42,759 SF Industrial Campus**
- 9,950 SF Office | 32,809 SF Warehouse**
- 2 buildings on 4.3 Acres**
- 18' Clear Height**
- 3 Dock-High Doors, 1 personnel delivery door**
- 3,000 Amp | 277/480V | 3-Phase | ~1.5 MW with a clear and quick path to ~2.5 MW**
- 6 – 12 Month Seller Leaseback**
- Zoned BP [Industrial]**
- Asking Price: \$5,900,000**

**This offering presents a rare opportunity to acquire a highly functional industrial facility suited for manufacturing, distribution, or service-based operations. The seller intends to execute a short-term leaseback of approximately six months post-closing, providing transitional income while allowing buyer flexibility for future occupancy or repositioning.**

**4975 & 4985  
N. 30th St.**



# PROPERTY OVERVIEW

- 2 Buildings, 1 Parcel (4.3 Acres)
- 4975 & 4985 N. 30th St., Colorado Springs, CO
- 75 Parking Spaces (1.75 / 1,000 SF)
- 1 Outdoor Storage Shed
- 3,000 Amp | 277/480V | 3-Phase | ~1.5MW
- Zoned BP

BP (Business Park) zoning in Colorado Springs allows professional, administrative, research, manufacturing, and light industrial uses.

## Building I (4975 N. 30<sup>th</sup> St.)

- Multilevel Masonry Construction
- 22,759 SF Total
- 9,950 SF Office
- 12,809 SF Warehouse (18' clear height)
- 2 Dock-high loading doors (9'x9')
- 1 Personnel Delivery Door (9' x 6')
- X1 16' x 9' drive through door and vestibule

between buildings

- Central Compressed Air System Infrastructure (compressor not included)
- 6 personnel entrances/exits
- 10+ private offices
- 2 office bays with cubicles
- Reception office/ Waiting area w/private patio and mountain views
- Multiple potential clean rooms/manufacture rooms
- Outdoor break areas
- Roof Type: Built up Roofing (BUR)

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## Building II (4985 N. 30<sup>th</sup> St.)

- Built in 2015
- Single level metal warehouse building
- 20,000 SF total (18' clear height)
- 1 Dock-high loading door (9'x 9')
- 16' x 9' pass-through overhead door and vestibule

between buildings

- 3 Personnel Entrances/Exits
- Outdoor break area
- Sprinkler Fire Suppression System
- Roof Type: Metal



# 4975 N. 30th St.



# 4985 N. 30th St.

# Potential Uses – BP Zoning

## **Industrial / Flex / Core Use Cases**

- Light industrial manufacturing
- Warehousing & distribution
- Wholesale operations
- Assembly / fabrication uses
- Contractor shops & service businesses
- Construction sales & service facilities
- Self-storage (subject to conditions)

## **Office & Employment Uses**

- General office / corporate HQ
- Medical office
- R&D / technology / engineering firms
- Vocational or skills training facilities

## **Commercial & Service Uses**

- Business services (small & large scale)
- Commercial centers
- Retail sales (small–large format, subject to standards)
- Personal services
- Restaurants & food service
- Alcohol production (brewery/distillery-type uses)

## **Automotive & Equipment**

- Light vehicle repair (minor & major)
- Vehicle sales & rental
- Equipment sales & service
- Fueling stations / support uses

## **Specialized Industrial / Emerging Uses**

- Industrial hemp cultivation & processing
- Non-hazardous product manufacturing
- Plant-based extraction (non-hazardous)
- Technology / lab-type uses

## **Recreation / Supporting Uses**

- Indoor recreation / training facilities
- Community recreation uses
- Stadium / assembly-type uses (conditional)

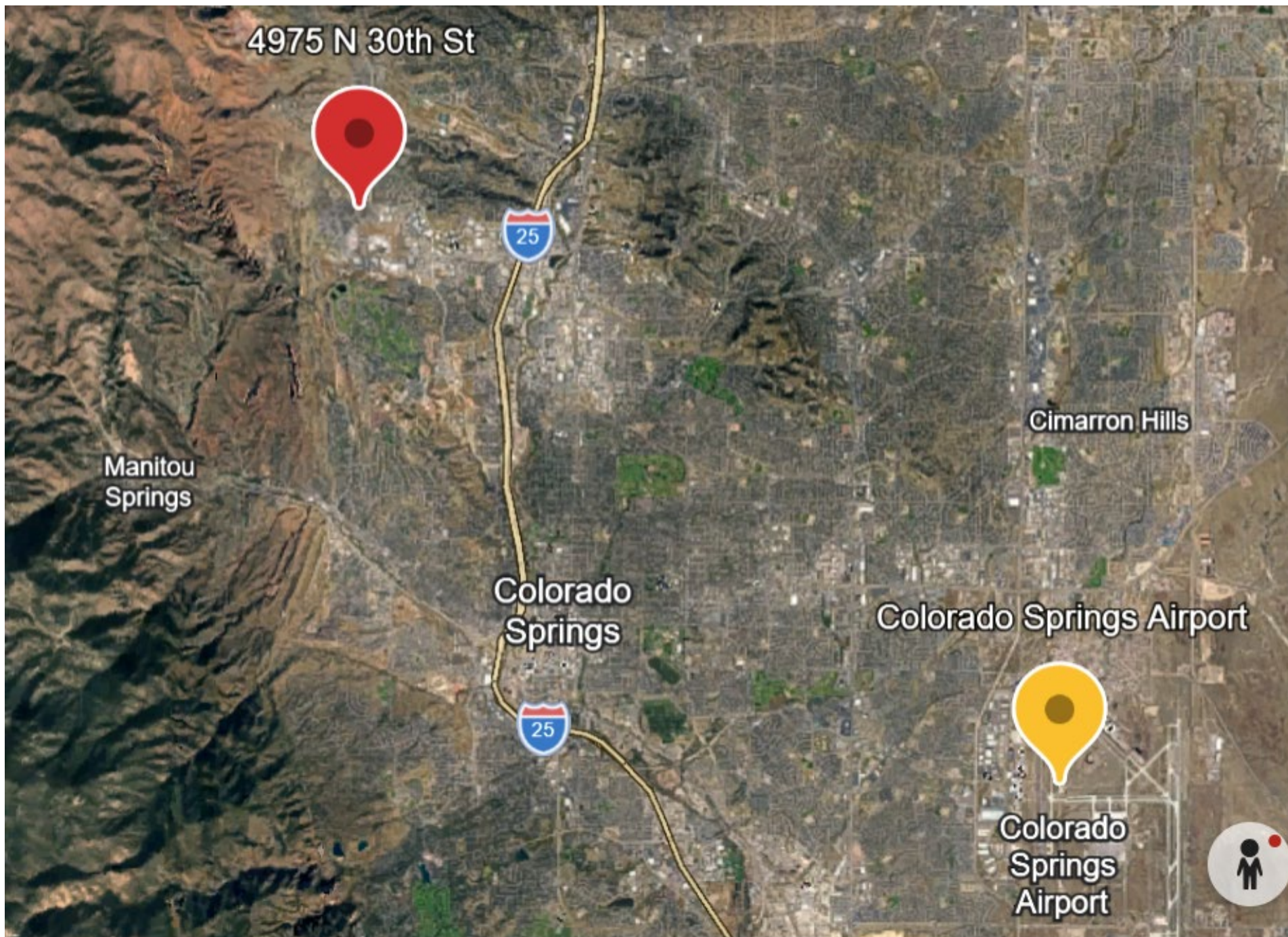
## **Transportation & Logistics**

- Truck terminals
- Parking lots & structures
- Transit-supportive uses
- Light vehicle staging areas

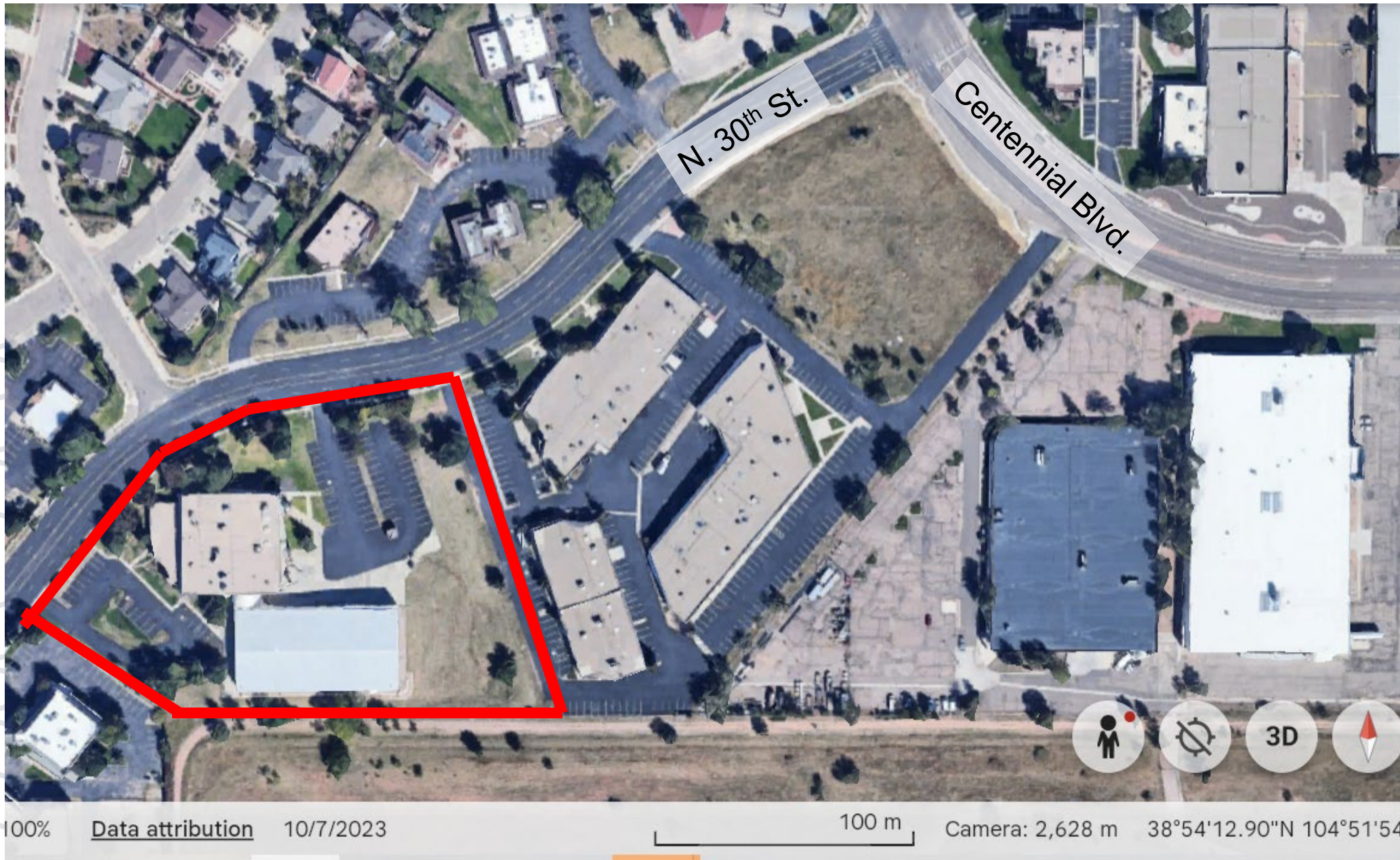
## **Utilities & Infrastructure**

- Utility facilities (minor & major)
- Communications infrastructure
- EV charging & energy systems (accessory)

# Property Location- General



# Property Location-Intermediate



# Property Location-Pinpoint



100%

[Data attribution](#)

10/7/2023

70 m

Camera: 2,358 m



# Site and Improvements

- 4.3 Acres
- X2 circular parking lots
- 75 parking spaces (1.75/1,000 sf)
- Room for expansion







**Warehouse Space  
4975**



**Warehouse Space  
4975**



**Warehouse Space  
4975**



**Warehouse Space/Assembly  
Area  
4975**



**Warehouse Space  
4985**



**Warehouse Space  
4985**



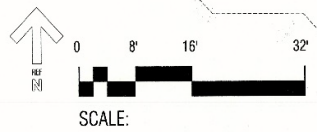
**Warehouse Space  
4985**



**Warehouse Space  
4985**



# 4975- 2nd Floor



**1** Floor Plan Lv 2  
1/8" = 1'-0"

**YERGENSEN, OBERING & WHITTAKER**  
A PROFESSIONAL CORPORATION · ARCHITECTURE & PLANNING  
115 S. Weber · Colorado Springs, Colorado · 475-8133 · Denver, 892-9056  
ARCHITECTS

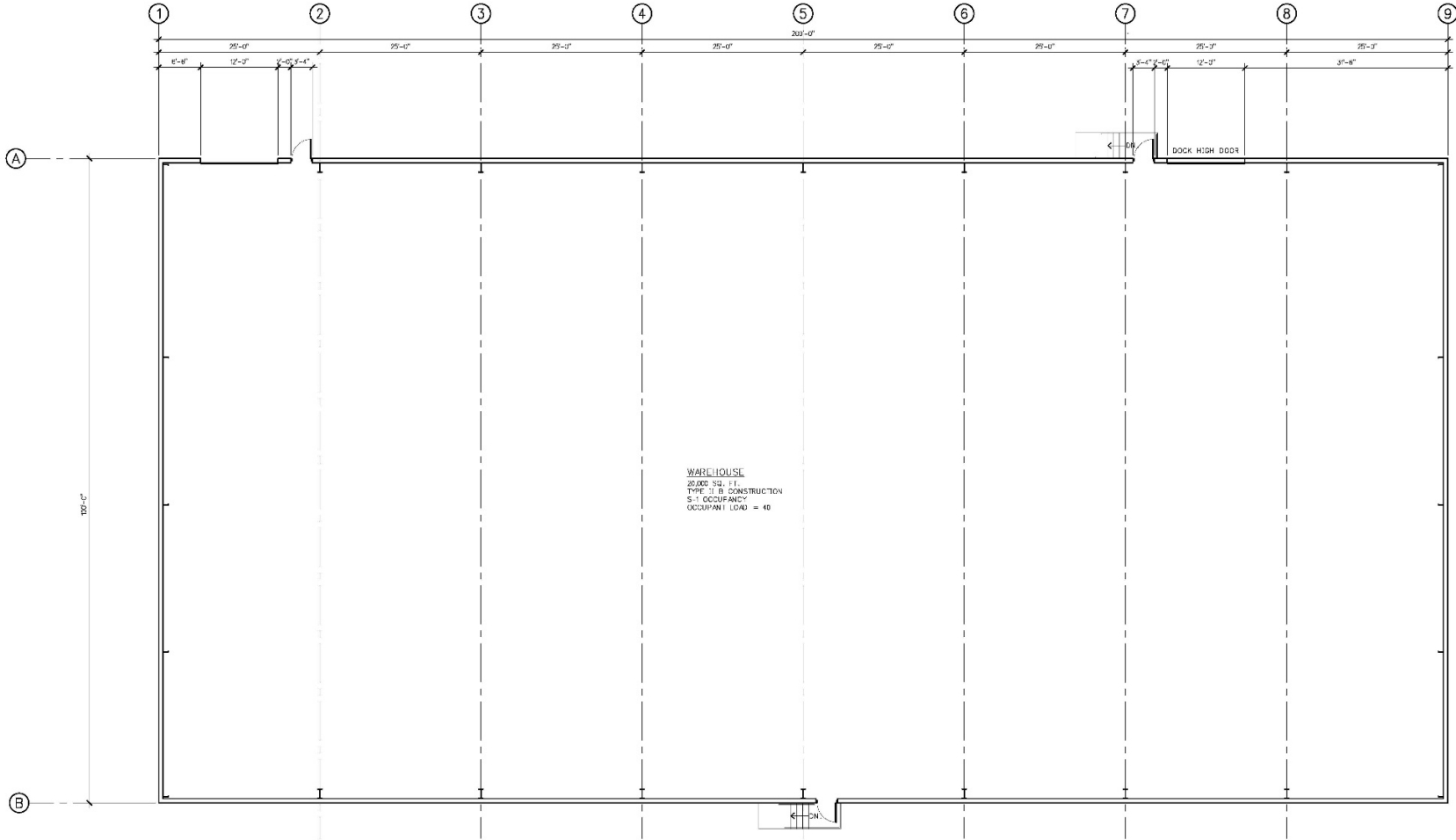
STRUCTURAL  
MECHANICAL  
PLUMBING  
ELECTRICAL  
PAINTS

**MKS Remodel**  
4975 N. 20th St.  
Colorado Springs, Colorado

JOB NO. 02.206  
DIRECTORY 498  
FILE 212  
DRAWN BY CJK  
DATE 11 Oct 2000  
REVISED

DRAWING NO.  
**A1.2**

# 4985 - Floor Plan



AP-1

**PRELIMINARY FLOOR PLAN**

SCALE: 1/8" = 1'-0"



REVISIONS:	DATE:

NEW WAREHOUSE  
**CETIS**  
4975 N. 30 TH STREET  
COLORADO SPRINGS, COLORADO

**PAULSON**  
ARCHITECTS, P.C.  
ARCHITECTS  
1000 W. 10TH ST., SUITE 200  
DENVER, CO 80202  
(303) 733-7272  
jcp@paulsonarchitects.com

DRAWN BY:	JBP
CHECKED BY:	JBP
DATE:	08/07/2014
SCALE:	AS NOTED
JOB NUMBER:	4975 N. 30 TH
SHEET NUMBER:	AP-1
	OF 2

# Full Media Package Link

<https://pic2click.io/projects/4975-n-30th-st-presented-by-austin-collins/>



## Contact



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