

OFFICE / WAREHOUSE FOR SALE

SINGLE TENTANT FULLY LEASED INVESTMENT OPPORTUNITY



885 Elkton Drive
Colorado Springs, CO 80907

SPECIFICATIONS

Building Size	16,367 SqFt
Lot Size	1.1 Acres
Clear Height	12 Feet
Parking	35 Spaces
Loading Doors	Dock-High (x2)
Zoning	BP (Business Park)
Upgraded Electrical	600 amp, 480 / 277 volt, 3 Phase, 4 wire (2) 225 amp, 120 / 208 volt, 3 Phase, 4 wire

FEATURES

- Nice Offices on Glass
- Two Conference Rooms
- Exceptional Kitchen / Break Area
- Skylights and Open Areas
- Limited Land in Area for Development
- Highly Desirable Location

INVESTMENT SUMMARY

Lease Type	Triple Net (NNN)
Term	5 years, (JAN 2025 – FEB 2030)
Current Rent	16,367 SF × \$16.50/SF = \$270,055.50/yr
Rent Increases	3.0% annual escalations
Listing Price	\$4,953,100
Cap Rate	5.5%

PROPERTY OVERVIEW

100% Leased office / flex property in the coveted high-tech / aerospace Garden of the Gods corridor in NW Colorado Springs. Newly modernized in 2020 with premium finishes, bright and open offices, work areas, and clean warehouse space. Leased to a medical-related tenant through February 2030 with annual increases plus two five-year renewal options. Ideal 1031 or investment property in a great location just off I-25 and Garden of the Gods Road. The current tenant has invested their own capital into significant electrical upgrades, exemplifying a strong commitment to the property.

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SCAN TO WATCH PROPERTY VIDEO



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