



5655 PARACHUTE CIRCLE COLORADO SPRINGS, CO 80916

NOW FOR SALE

FOR LEASE OR SALE

10,000 SF INDUSTRIAL ON .71 ACRES
FROM \$~~9.50~~ **\$9.95** NNN YEAR 1

INDUSTRIAL/FLEX

- **WHOLE BUILDING AVAILABLE:** 5,000 SF-10,000 SF
- FOR LEASE OR OWNER/USER
- EASY ACCESS VIA POWERS BLVD
- UP TO 16' CLEAR HEIGHT
- THREE DRIVE IN LOADING DOORS
- FRONT OFFICE/OPEN REAR WAREHOUSE
- FENCED YARD AVAILABLE
- SOUTHWEST SUBMARKET
- FOR SALE: \$2,000,000 (\$200/SF)
- FOR LEASE: FROM \$~~11.50~~ **\$9.95** NNN YEAR 1

CORE
COMMERCIAL
BROKERAGE CO.

**PARKER CURRY
BROKER**

+1.719.337.1367

PARKER@CORECOMMBBC.COM



LOCATION

**E OF POWERS BLVD, N OF MILTON PROBY,
S OF FOUNTAIN BLVD**

ZONING

BP AO (BUSINESS PARK)

AVAILABLE SPACE

5,000 SF- 10,000 SF

CONSTRUCTION

METAL STRUCTURE

HVAC

PACKAGED HEATERS IN WAREHOUSE.

BASEBOARD HEAT IN OFFICE

BASE RENT (YEAR 1)

FROM \$9.95 NNN

ESTIMATED 2026 NNN EXPENSES

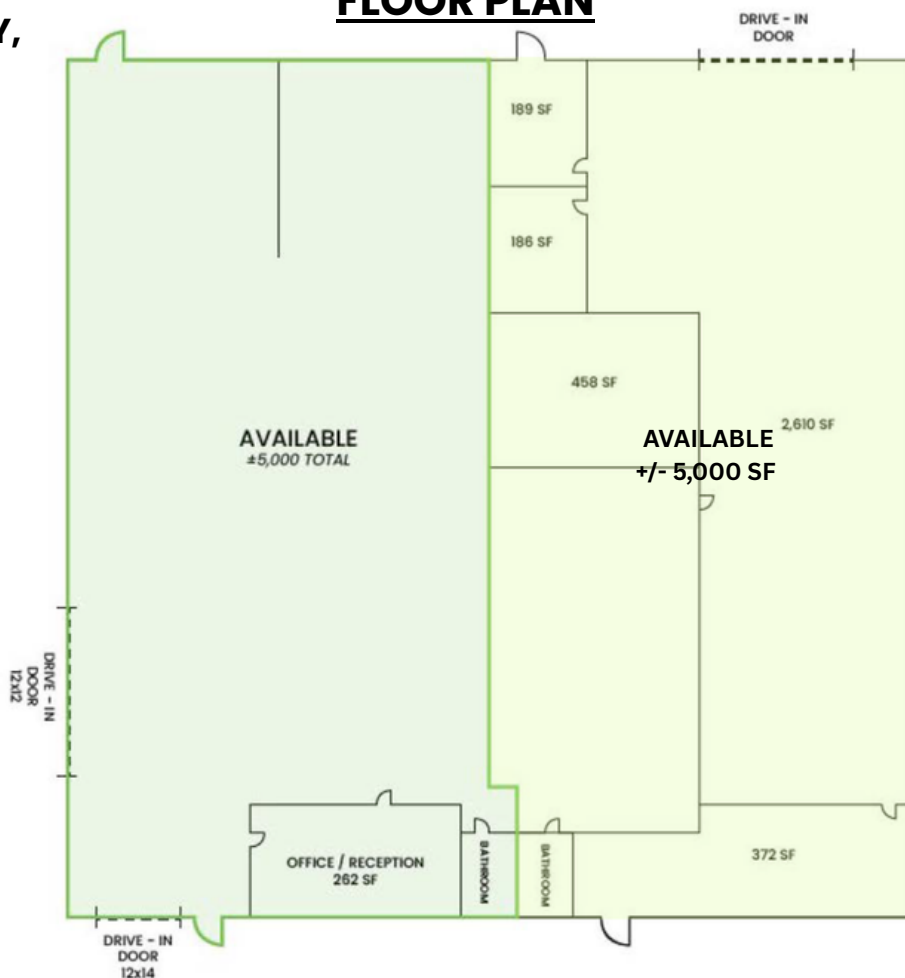
\$3.46/SF

SALE PRICE

\$2,000,000 (\$200/SF)

FOR MORE INFORMATION, PLEASE CONTACT:

FLOOR PLAN



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