

▼ Gateway Center▲ I-25 Frontage @ Exit 132

Fully Developed, Ready-to-Build Industrial Lots for Sale

Colorado Springs / Greater Fountain Valley Trade Area



Ideal For Defense Contractors, Mini-Storage, Manufacturing & Warehouse

Features

- ▶ Adjacent to Colorado Springs Electric Substation, Perfect for Data Center or Back-up Power Storage
- ▶ High Visibility | Easy Access to I-25
- ▶ Shovel-Ready | All Utilities Installed
- ▶ Colorado Enterprise Zone Tax Benefits
- ▶ Closest Industrial Center to Fort Carson Gate 20
- ▶ Lots can be combined

Benefit from High Business Volume:

- ▶ Love's Travel Center
- ▶ KOA Holiday (Colorado's largest RV Park with 239 sites)
- ▶ Windish RV
- ▶ Microtel Hotel (63 rooms)
- ▶ Fountain Valley Trade Population 105,000+
- ▶ Fort Carson (largest employer in Colorado, currently 26,500 active-duty troops, 40,000 dependents)

Available Industrial Lots for Sale

Lot 2 7 AC \$1,300,000 (\$4.26 PSF)

Lot 5 2.65 AC \$572,000 (\$4.95 PSF)



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