

FILLMORE

FOR SALE OR LEASE · INDUSTRIAL

COLORADO SPRINGS · CO 80915

Investment or Owner-User Opportunity

6331–6335 E Platte Ave — ±7,200 SF flex warehouse on ±0.5 AC

Fenced, secured yard — ±5,450 SF

Four 12' × 14' drive-ins

Zoned CS

Seller financing

Owner-user or investment play



SALE PRICE

\$1,150,000

Seller financing available

LEASE RATE

\$12.00/SF

NNN · Est. expenses \$3.20/SF

BUILDING / SITE

±7,200 SF

±0.5 AC · Built 1999

THE PROPERTY

Property Specifications

TOTAL BUILDING SIZE ±7,200 SF	YEAR BUILT 1999
WAREHOUSE ±6,900 SF	OFFICE ±300 SF
ACREAGE ±0.5 AC	FENCED YARD 5,450 SF (±0.125 AC)
CLEAR HEIGHT 16'–18'	LOADING Four 12' × 14' drive-ins
POWER Dual 2-phase, 400A	CONSTRUCTION Concrete block
SPRINKLERS None	ZONING CS — Commercial Services

SALE PRICE \$1,150,000 Seller financing available	LEASE RATE \$12.00/SF NNN Est. op. expenses \$3.20/SF
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ZONING — CS

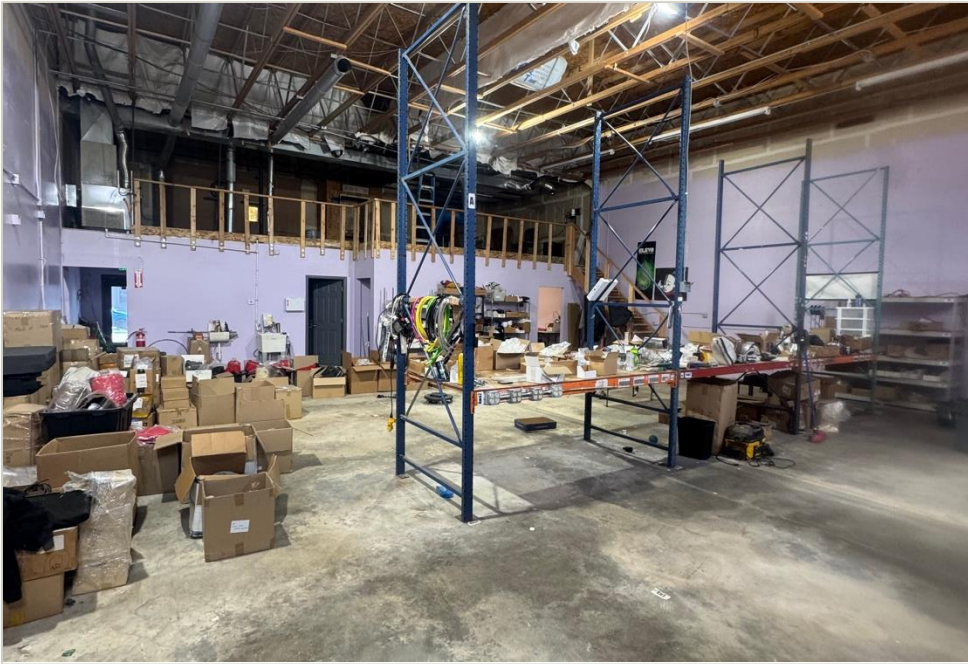
Commercial Services, City of Colorado Springs

Flexible commercial zoning permitting a broad range of service and light-industrial uses, including:

- Auto repair / garage
- Office
- Warehouse / distribution
- Contractor and service-based operations

— EXTERIOR & SITE

Property Photos



LOCATION

Platte Ave Frontage, Minutes to Hwy 24 & Hwy 21



FRONTAGE
Direct visibility and access on E Platte Ave, a primary east-west arterial

CONNECTIVITY
Minutes to Powers Blvd (SH-21), the east-side commercial corridor

SUBMARKET
Established east Colorado Springs service-commercial district

Request additional information or schedule a tour

6331–6335 E Platte Ave, Colorado Springs, CO 80915 — offered for sale at \$1,150,000 with seller financing available, or for lease at \$12.00/SF NNN.

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DISCLAIMER

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