



5655 PARACHUTE CIRCLE COLORADO SPRINGS, CO 80916

NOW FOR SALE



FOR LEASE OR SALE

10,000 SF INDUSTRIAL ON .71 ACRES
FROM \$11.50 NNN YEAR 1

INDUSTRIAL/FLEX

- 5,000 SF SUITE FOR LEASE OR OWNER/USER
- EASY ACCESS VIA POWERS BLVD
- UP TO 16' CLEAR HEIGHT
- TWO DRIVE IN LOADING DOORS
- FRONT OFFICE/OPEN REAR WAREHOUSE
- FENCED PARKING AVAILABLE
- SOUTHWEST SUBMARKET
- FOR SALE: \$2,000,000 (\$200/SF)
- FOR LEASE: FROM \$12.50 **\$11.50** NNN YEAR 1



**PARKER CURRY
BROKER**

+1.719.337.1367

PARKER@CORECOMMBC.COM



LOCATION

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

ZONING

BP AO (BUSINESS PARK)

AVAILABLE SPACE

5,000 SF

CONSTRUCTION

METAL STRUCTURE

HVAC

PACKAGED HEATERS IN WAREHOUSE.

BASEBOARD HEAT IN OFFICE

BASE RENT (YEAR 1)

\$11.50 NNN

ESTIMATED 2026 NNN EXPENSES

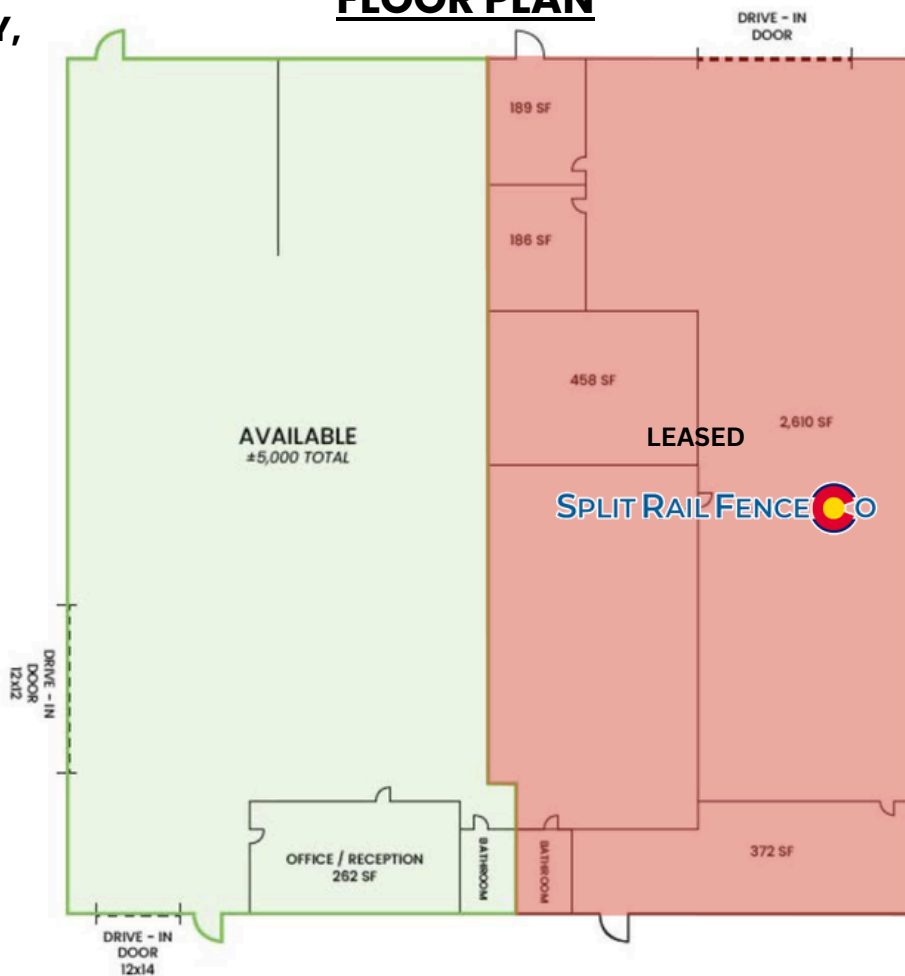
\$3.46/SF

SALE PRICE

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

FOR MORE INFORMATION, PLEASE CONTACT:

FLOOR PLAN



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