

Marksheffel Crossing North

1816 N MARKSHEFFEL RD & 7765 VENTURE ST · COLORADO SPRINGS, CO 80951



Two-lot assemblage fronting Marksheffel Road — Parcels 5405000055 & 5405001004

Marksheffel Crossing North is strategically positioned within one of Colorado Springs' most established industrial and commercial growth corridors, serving a robust concentration of aerospace, defense, advanced manufacturing, logistics, and technology employers. Offering ± 9.37 acres with existing improvements, the property combines development-ready infrastructure, I-3 CAD-O zoning, utilities to the site, and exceptional regional access along Marksheffel Road, creating a compelling opportunity for developers, investors, and owner-users seeking immediate functionality and long-term growth potential in a proven industrial market.

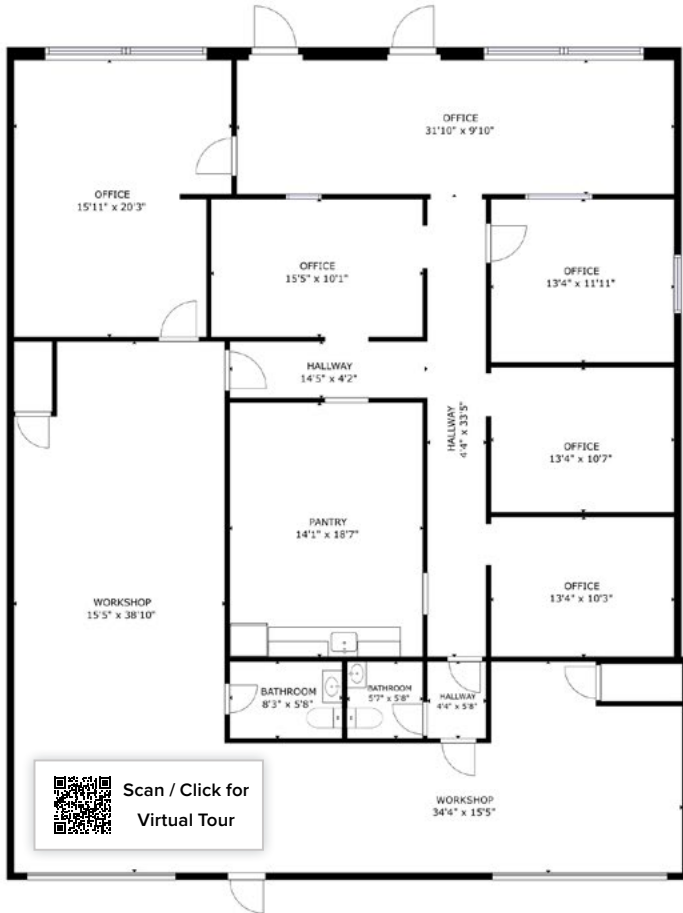
- ± 9.37 acres across two parcels (4.49 AC platted / 4.88 AC unplatted)
- **Utility Providers:**
 - Water/Wastewater – Cherokee Metro District
 - Electric – Mountain View Electric Association
 - Natural Gas – Colorado Springs Utilities
- **Frontage on Marksheffel Road** (East), Venture Street (North). Future Colorado Tech Drive (South)
- Located in a Pikes Peak Enterprise Zone

OFFERING DETAILS

TOTAL ACRES:	± 9.37 Acres Sold together - parcels will not be sold separately
TOTAL SQUARE FEET:	408,070 SF
SALE PRICE:	\$6,325,085 (\$15.50 / SF)
ZONING:	I-3, Heavy Industrial, CAD-O
BUILDINGS:	Office: 3,025 SF Light Commercial Utility: 1,715 SF Office: 900 SF

**Please do not enter site without an appointment*

7765 VENTURE STREET



RECEPTION AREA



WORKSHOP / WAREHOUSE

1816 N MARKSHEFFEL RD



EXTERIOR OFFICE

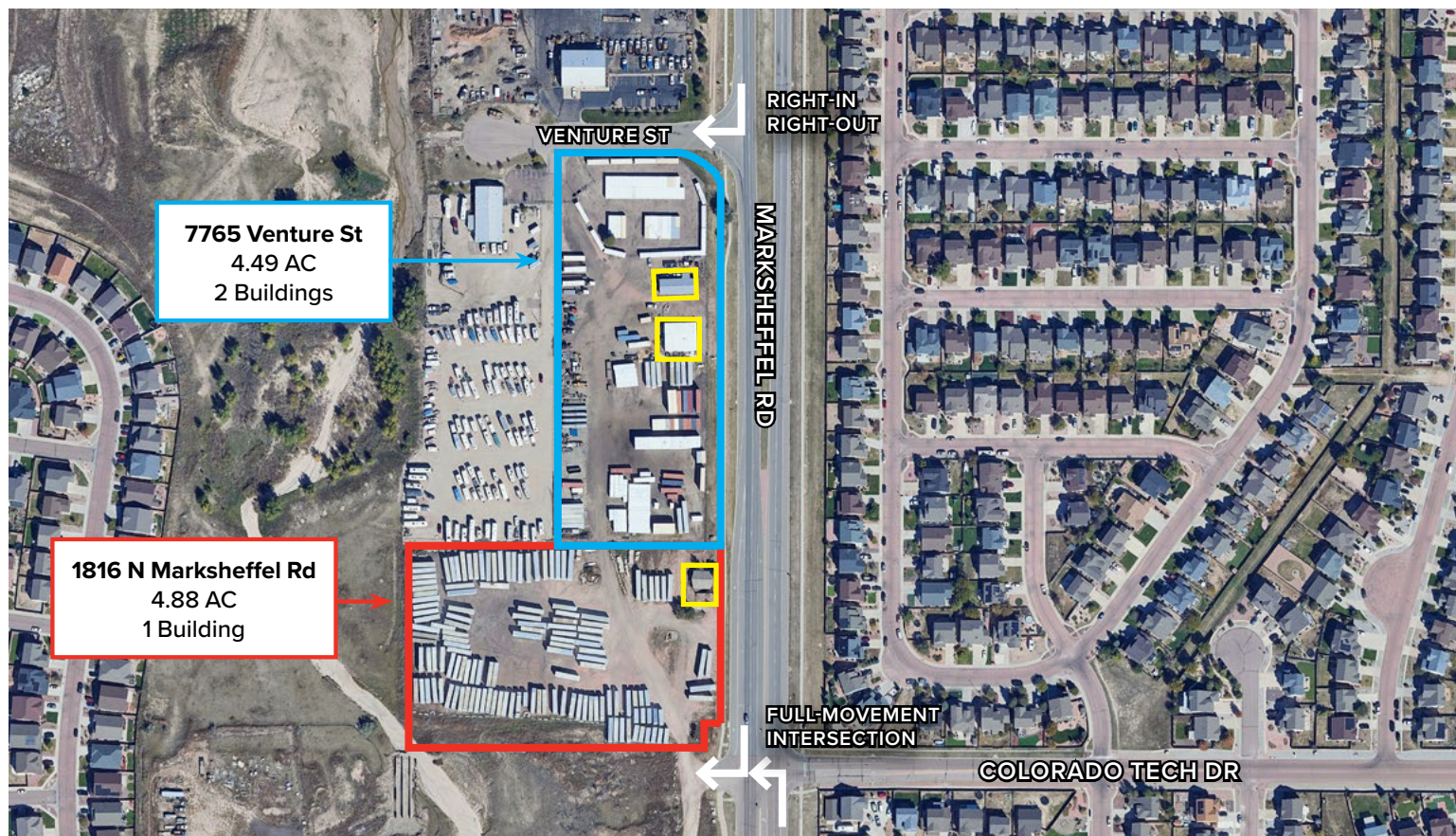


OFFICE

Rare Opportunity to Acquire Industrial Land with Existing Improvements
Operate immediately while planning for future development or expansion

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COLORADO SPRINGS, CO 80951



PROPERTY DETAILS

	7765 VENTURE ST	1816 N MARKSHEFFEL RD
TAX SCHEDULE #	5405001004	5405000055
ACREAGE:	4.49 AC	4.88 AC
TOTAL SF:	195,410	212,660
ZONING:	I-3 CAD-O	I-3 CAD-O
PLATTED:	Yes	No
BUILDINGS:	Office (3,025 SF) Light Commercial Utility (1,715 SF)	Office (900 SF)
PRICE PSF:	\$15.50/SF	\$15.50/SF
ASKING PRICE:	\$3,028,855	\$3,296,230
COMBINED TOTAL PRICE:		\$6,325,085

- **Highway & arterial access.** Direct frontage on Marksheffel Road, with a planned full movement intersection to the south (Colorado Tech Drive) and existing right-in/right-out industrial access to the north (Venture Street)
- **Utility scalability.** Cherokee Metropolitan District infrastructure is already on site; electric and gas lines run within the Marksheffel right of way, supporting phased capacity growth.

- **Strategic Location.**

- Proven aerospace and defense-adjacent industrial corridor
- ±9 miles north of **Colorado Springs Airport**
- ±4 miles north of **Peterson Space Force Base**
- Located within the **Pikes Peak Enterprise Zone**, offering potential tax advantages for qualifying users

SITE LOCATION AERIAL

Marksheffel Crossing sits at the center of Colorado Springs' aerospace and defense corridor, minutes from the Colorado Springs Airport, Peterson Space Force Base, and the headquarters of US Space Command and US Northern Command, and surrounded by anchor employers including Lockheed Martin, Boeing, Northrop Grumman, L3Harris, Collins Aerospace, SAIC, and Booz Allen Hamilton.



±9.37 AC | I-3 CAD-O | 3 BUILDINGS | UTILITIES TO SITE | MARKSHEFFEL FRONTAGE