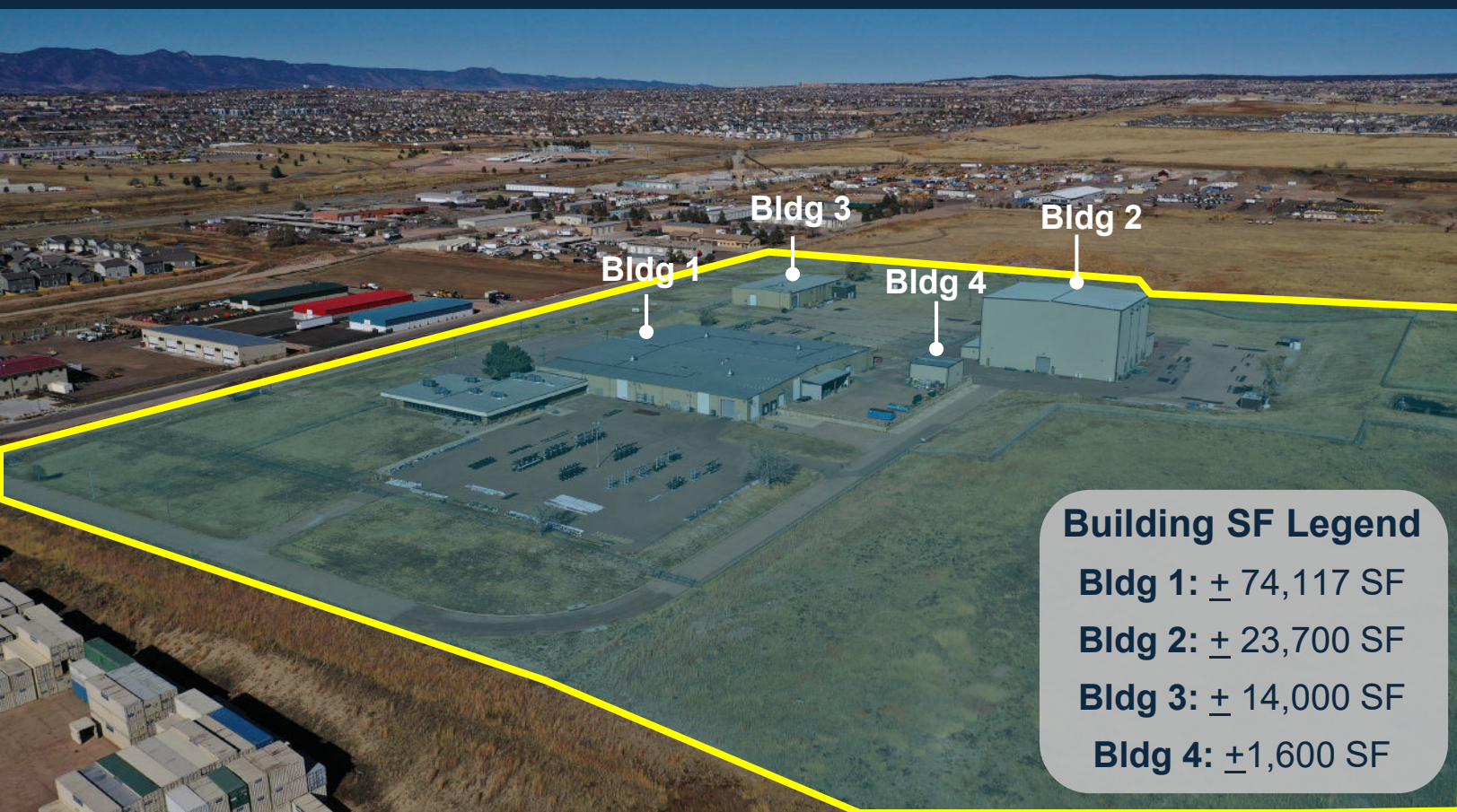


# For Lease or Sale: Colorado's Preeminent Manufacturing Campus

113,417 SF on up to  $\pm$  32 Acres

3285 CAPITAL DRIVE | COLORADO SPRINGS, CO 80939



## PROPERTY FACTS

<b>Address</b>	3285 Capital Drive
<b>Total Building SF</b>	$\pm$ 113,417 RSF Total
<b>Available SF</b>	$\pm$ 1,600 - 113,417 RSF
<b>Zoning</b>	LI (Light Industrial)
<b>Site Size</b>	$\pm$ 32 AC
<b>Clear Height</b>	$\pm$ 18' – 60'
<b>Parking</b>	$\pm$ 100 Spaces
<b>Loading Docks</b>	2 Dock-High   4 Ground Lvl
<b>Year Built</b>	1977/2014
<b>Power</b>	TBD
<b>OH Cranes &amp; Capacity</b>	4:3-Ton   2:1.5-Ton
<b>2024 OPEX</b>	TBD

## PROPERTY HIGHLIGHTS

- State of the art manufacturing campus for lease for the first time ever
- Site is comprised of four (4) highly functional manufacturing buildings, totaling approximately  $\pm$  113,417 RSF on up to  $\pm$  32 AC's
- Expansive outdoor storage throughout the site with the unique ability to accommodate Tenant's additional SF requirements of up to  $\pm$ 400KSF
- Three of the buildings boast multiple overhead (OH) cranes or lifts with varying capacities ranging from 1.5-3 tons. Ideal for heavy manufacturing
- Ideal uses: Manufacturing, distribution, logistics, oilfield services, production of highly specialized components (DOD) & heavy equipment leasing/sales

# EXTERIOR & INTERIOR PHOTOS





# AERIAL



## DRIVE TIMES

- 6 minutes**  
POWERS BOULEVARD
- 19 minutes**  
DOWNTOWN COLORADO SPRINGS
- 19 minutes**  
I-25 N
- 18 minutes**  
COLORADO SPRINGS AIRPORT (COS)

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	3,011	61,072	161,754
2024-2029 Projected Growth	0.6%	0.6%	0.6%
2024 Households	1,057	22,015	60,899
2024 Avg. Household Income	\$105,061	\$97,248	\$91,961

## FOR MORE INFORMATION

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