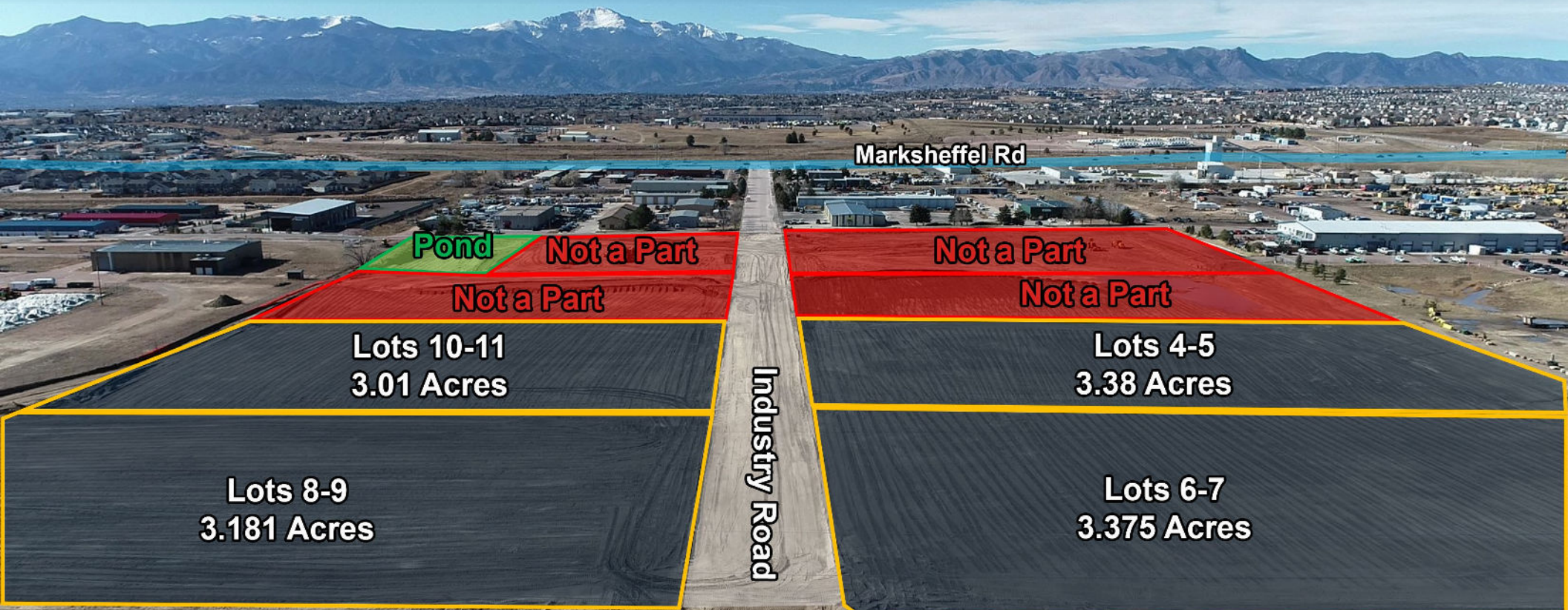


Krome North Industrial Park Development Opportunity

SHOVEL-READY INDUSTRIAL PAD SITES FOR SALE

3285 Capital Dr, Colorado Springs, CO 80939



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Executive Summary

Millennium Commercial presents a rare opportunity to acquire 3.01–6.4 acres of fully entitled industrial pad sites. These sites feature utilities stubbed to the property and are ready for immediate vertical development. Krome North is strategically located at the epicenter of Colorado Springs' primary growth corridor and directly adjacent to Banning Lewis Ranch.

Investment Highlights

- Fully entitled, finished industrial pads with utilities stubbed for immediate vertical development.
- Regional water detention at Krome North eliminates on-site detention requirements, generating significant savings for end users.
- Adjacent to Banning Lewis Ranch with direct connectivity via Industry Road.



Property Overview

\$ Purchase Price
\$13.50 PSF



Pad Site Sizes
3.01 - 6.4 Acres



Zoning
LI AO



Available
NOW!



Plat Map
[Click to View Plat Map](#)



Additional Conceptual Renderings
[Click to View Conceptual Renderings](#)



Conceptual Renderings

Retail Map

Drive Times

9 minutes

POWERS BOULEVARD

21 minutes

COLORADO SPRINGS AIRPORT (COS)

23 minutes

I-25 N

23 minutes

DOWNTOWN COLORADO SPRINGS

1 Hour 25 minutes

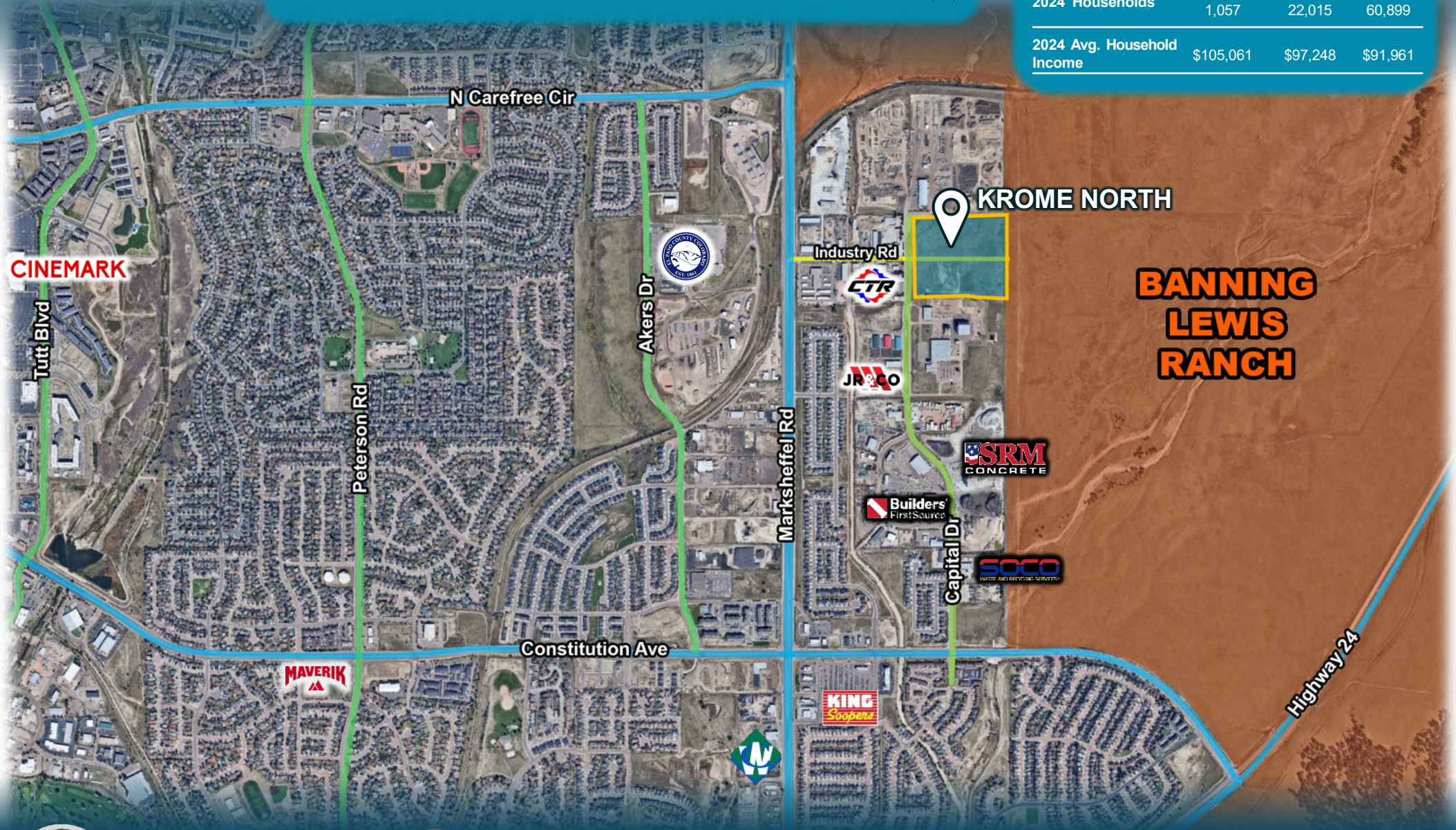
DENVER

1 Hour 21 minutes

DENVER INTERNATIONAL AIRPORT (DIA)

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



KROME NORTH

BANNING LEWIS RANCH



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