

6395 E PLATTE AVE

Southeast Industrial / Colorado Springs, CO



Colorado Springs
Commercial

INDUSTRIAL INVESTMENT SALE / \$785,000 / 8.25% CAP RATE



COSCOMMERCIAL.COM

6395 E PLATTE AVE

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BUILDING SIZE

6,000 SF

LOT SIZE

1.47 Acre (0.89 Usable)

Y.O.C.

2003

SALE PRICE

\$780,000

ZONING

CS CAD-O (Commercial Service, Commercial Airport District)

FEATURES

Steel on Concrete Construction;
Floor drains w/ sand-oil interceptor; Kitchen/Break Room; Fenced Outdoor Storage; Outdoor video surveillance; Large OHD's; Wired for Generator ; 200 amp, 208 volt , 3 Phase Electrical; Fiber Optics

LOADING

2 - 12'X14' Drive-In Doors
1 - 10'X12' Drive-In Door

SALE PRICE

\$785,000

N.O.I.

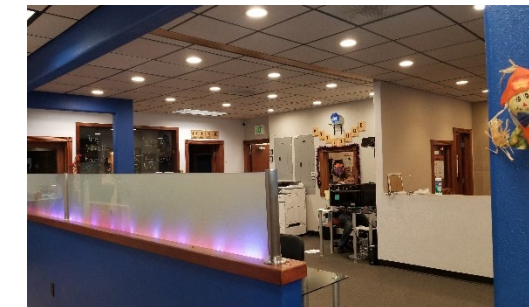
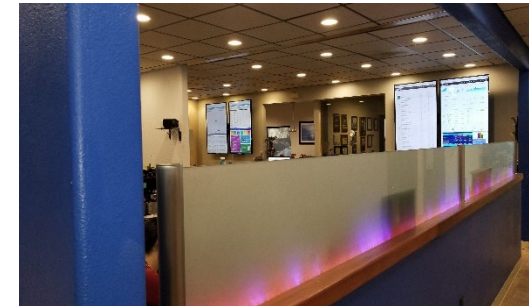
\$64,740

LEASE

Expiration:
12/31/2023

CAP RATE

8.25%



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE HOUSEHOLD INCOME

Distance	Population	Average Household Income
1 Mile	5,398	\$61,288
3 Miles	70,202	\$63,573
5 Miles	206,701	\$63,234

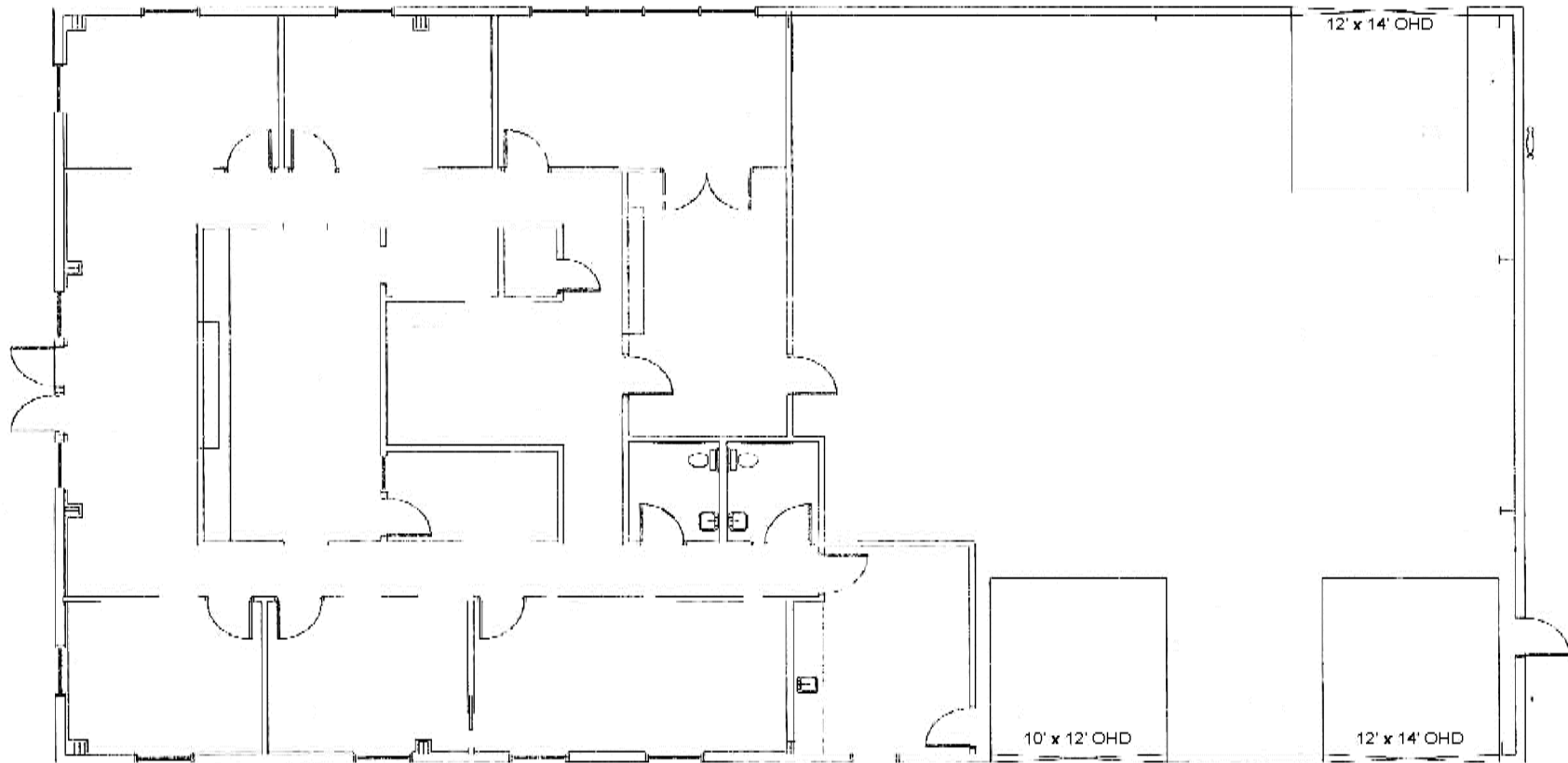
Aaron Horn
Managing Director
ahorn@coscommercial.com
O: 719 418 4070
M: 719 331 4062

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FLOORPLAN



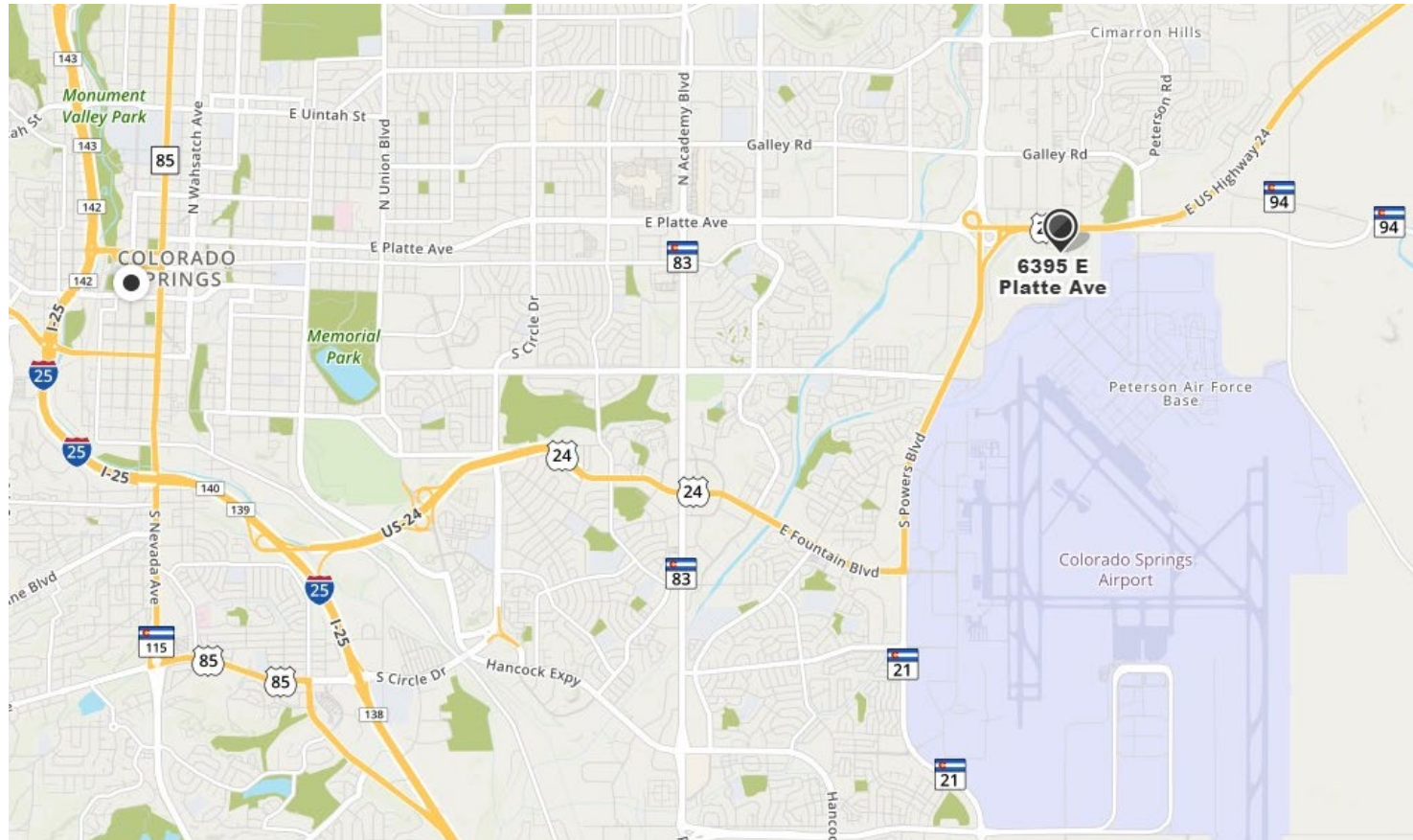
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NEIGHBORHOOD MAP



COMMENTS

- Convenient Access to Powers Blvd., I-25, and the Colorado Springs Airport
- Nice Office Finishes
- Commercial-Friendly Zoning
- Fully-fenced well-lit exterior; Security System
- Large OHD's
- Floor Drains with sand-oil interceptor
- Fiber Optic Communications

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 Managing Director
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